



METROLIST®

Local Market Updates

October 2010

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Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Adams County

October

Year to Date

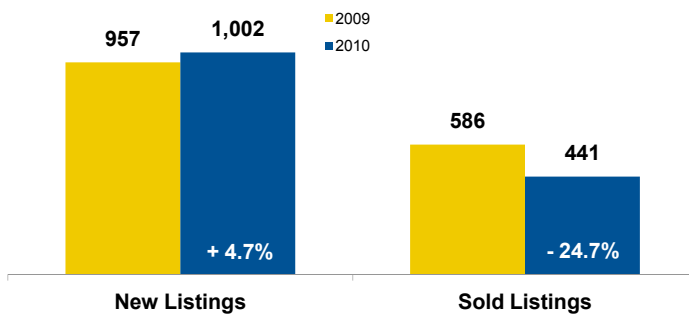
	2009	2010	Change	2009	2010	Change
New Listings	957	1,002	+ 4.7%	10,121	11,401	+ 12.6%
Sold Listings	586	441	- 24.7%	5,558	4,853	- 12.7%
Median Sold Price*	\$163,000	\$163,500	+ 0.3%	\$150,000	\$159,900	+ 6.6%
Average Sold Price*	\$178,481	\$179,319	+ 0.5%	\$167,706	\$176,990	+ 5.5%
Percent of Sold Price to List Price*	99.9%	96.9%	- 3.0%	99.0%	98.7%	- 0.3%
Total Days on Market	86	86	+ 0.0%	91	74	- 18.9%
Active Listings	2,249	2,516	+ 11.9%	--	--	--
Pending Sales**	NA	80	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

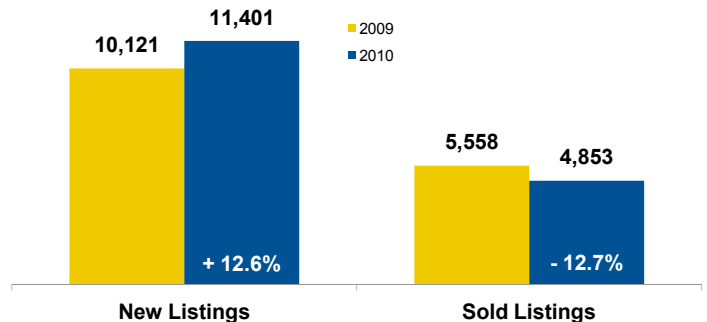
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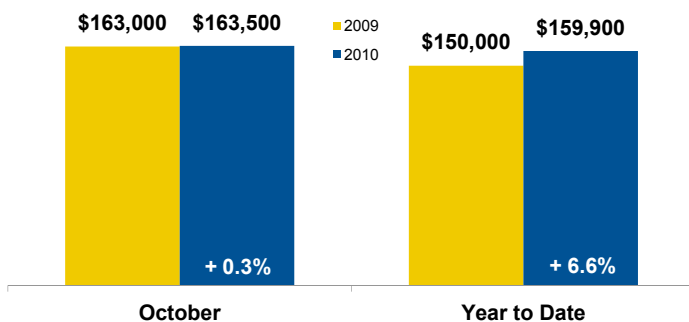
Activity—Most Recent Month



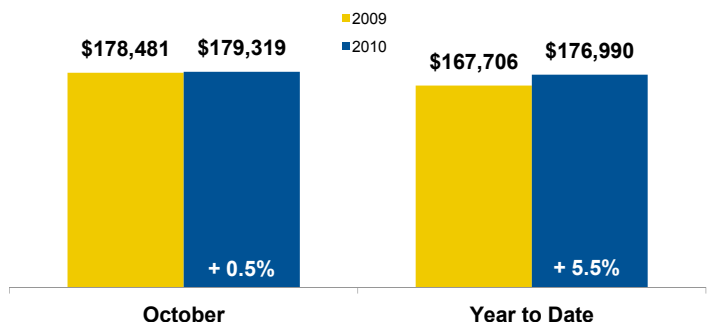
Activity—Year to Date



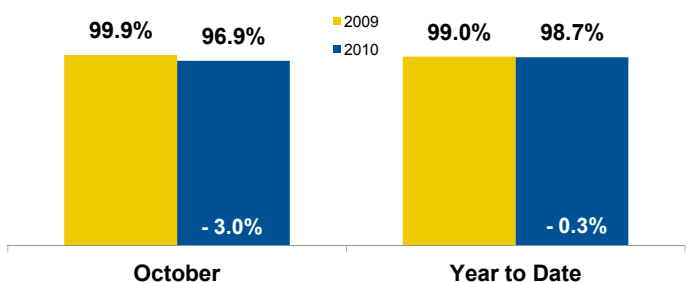
Median Sold Price*



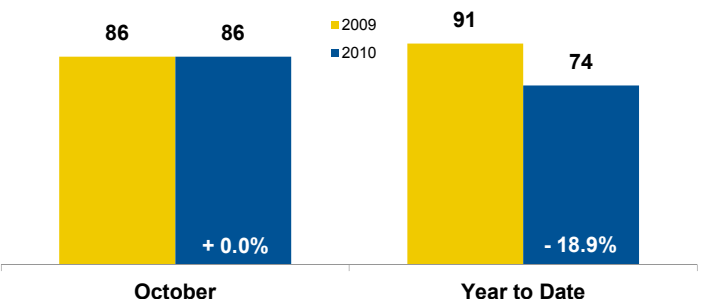
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Arapahoe County

October

Year to Date

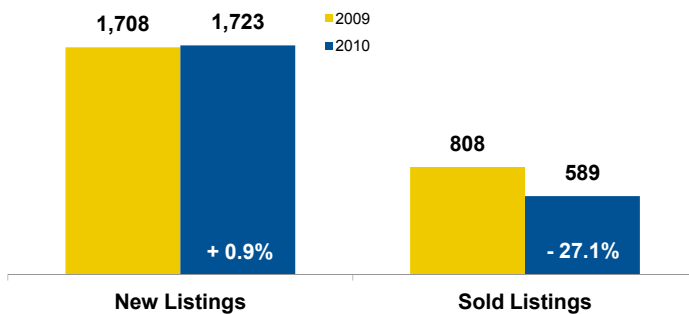
	2009	2010	Change	2009	2010	Change
New Listings	1,708	1,723	+ 0.9%	16,803	19,450	+ 15.8%
Sold Listings	808	589	- 27.1%	7,358	6,970	- 5.3%
Median Sold Price*	\$182,750	\$185,500	+ 1.5%	\$180,000	\$189,000	+ 5.0%
Average Sold Price*	\$211,991	\$245,921	+ 16.0%	\$221,446	\$235,287	+ 6.3%
Percent of Sold Price to List Price*	98.9%	96.5%	- 2.5%	98.1%	97.6%	- 0.5%
Total Days on Market	73	89	+ 22.2%	93	80	- 13.6%
Active Listings	3,703	4,123	+ 11.3%	--	--	--
Pending Sales**	NA	98	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

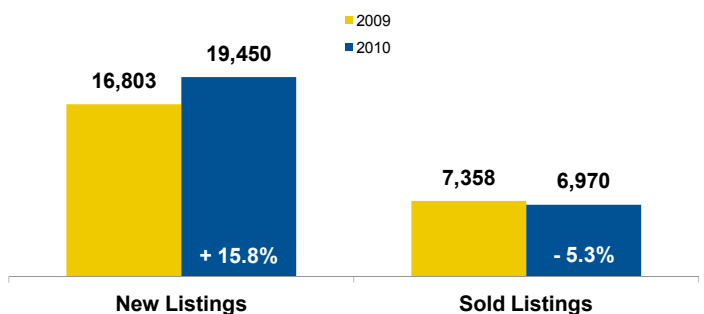
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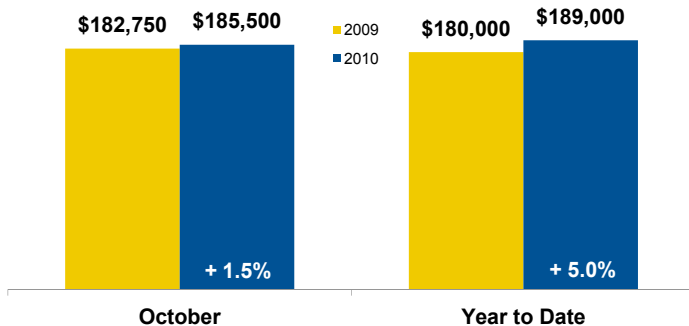
Activity—Most Recent Month



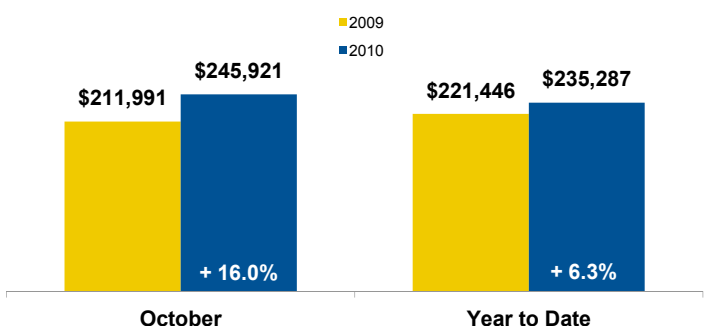
Activity—Year to Date



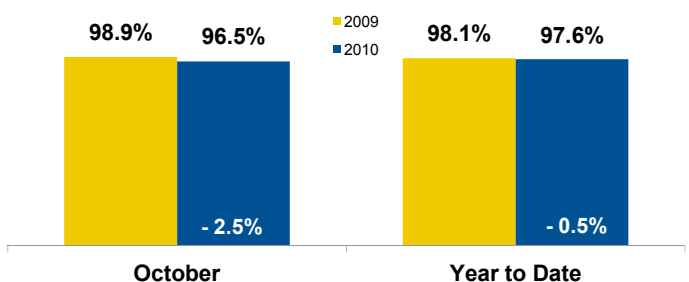
Median Sold Price*



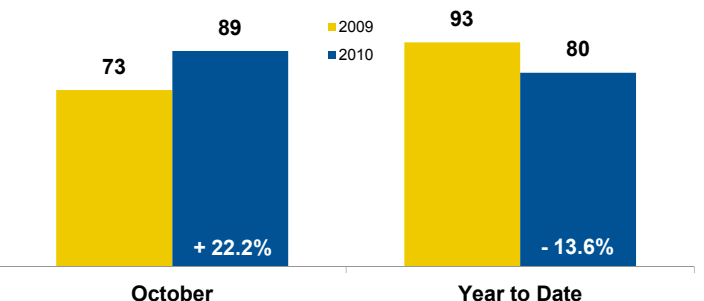
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Boulder County

October

Year to Date

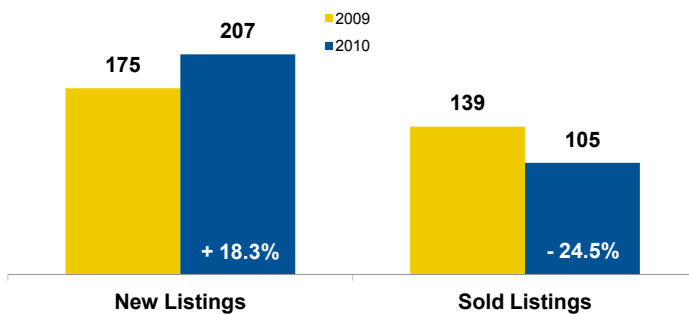
	2009	2010	Change	2009	2010	Change
New Listings	175	207	+ 18.3%	2,315	2,766	+ 19.5%
Sold Listings	139	105	- 24.5%	1,142	1,190	+ 4.2%
Median Sold Price*	\$262,500	\$310,000	+ 18.1%	\$273,250	\$291,250	+ 6.6%
Average Sold Price*	\$339,150	\$384,135	+ 13.3%	\$327,189	\$360,545	+ 10.2%
Percent of Sold Price to List Price*	96.9%	96.1%	- 0.8%	97.0%	97.1%	+ 0.2%
Total Days on Market	105	96	- 8.9%	98	84	- 15.0%
Active Listings	746	775	+ 3.9%	--	--	--
Pending Sales**	NA	17	--	--	--	--

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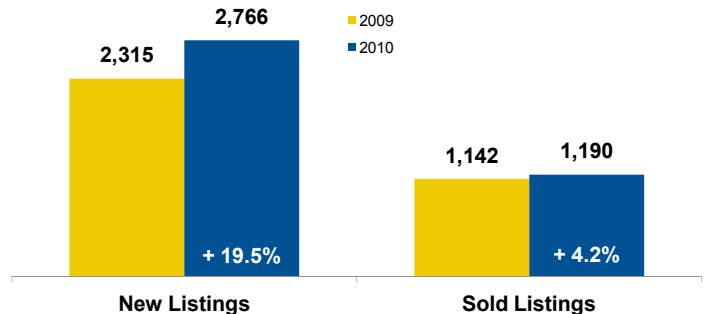
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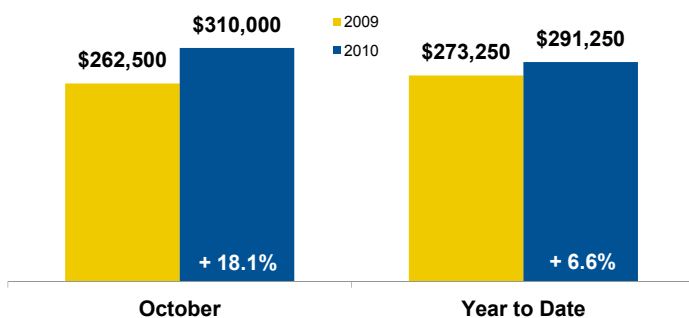
Activity—Most Recent Month



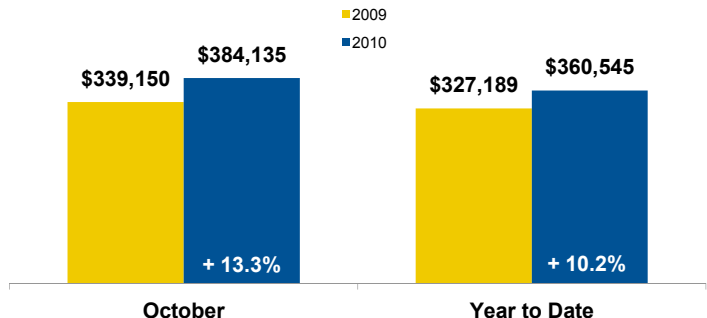
Activity—Year to Date



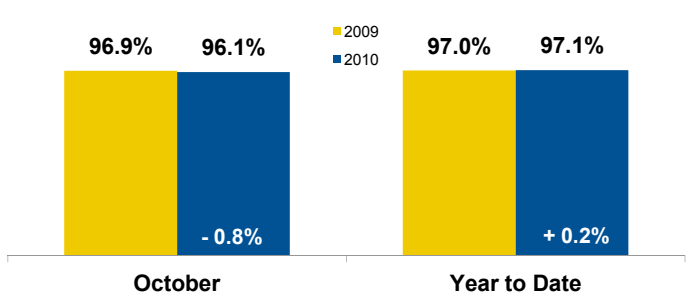
Median Sold Price*



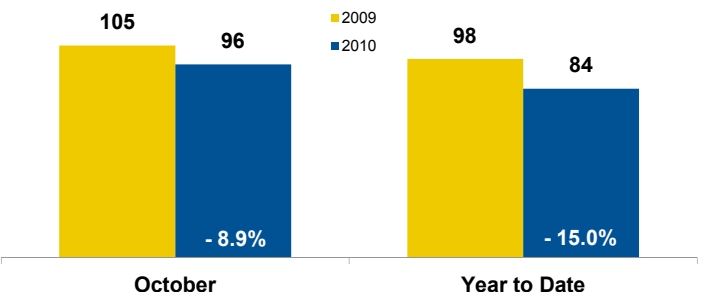
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Broomfield County

October

Year to Date

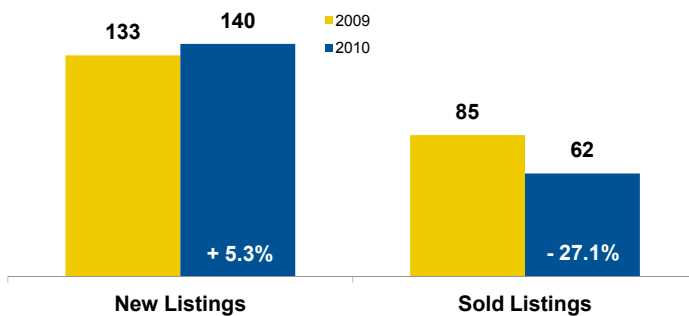
	2009	2010	Change	2009	2010	Change
New Listings	133	140	+ 5.3%	1,586	1,649	+ 4.0%
Sold Listings	85	62	- 27.1%	710	642	- 9.6%
Median Sold Price*	\$245,000	\$254,900	+ 4.0%	\$259,545	\$269,450	+ 3.8%
Average Sold Price*	\$277,740	\$341,881	+ 23.1%	\$298,859	\$316,981	+ 6.1%
Percent of Sold Price to List Price*	97.4%	97.5%	+ 0.1%	97.3%	97.4%	+ 0.1%
Total Days on Market	97	123	+ 27.1%	98	87	- 10.9%
Active Listings	328	364	+ 11.0%	--	--	--
Pending Sales**	NA	5	--	--	--	--

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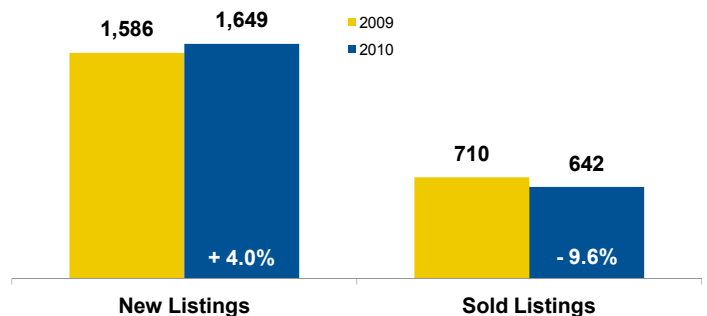
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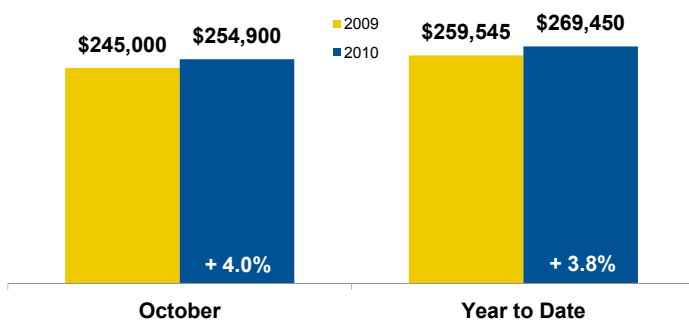
Activity—Most Recent Month



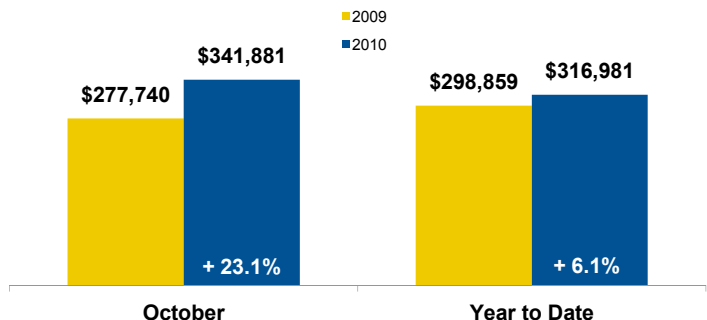
Activity—Year to Date



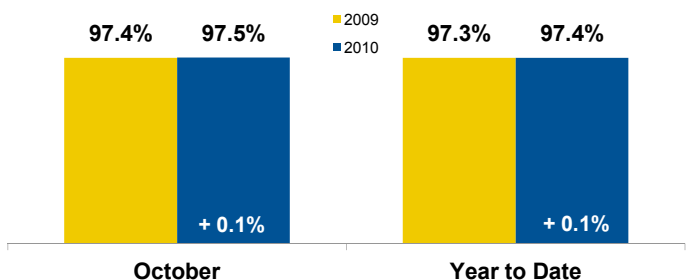
Median Sold Price*



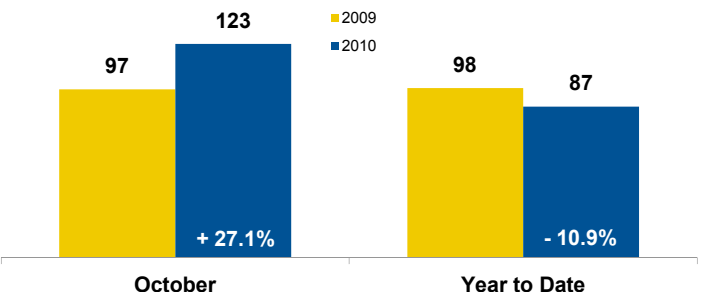
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Clear Creek County

October

Year to Date

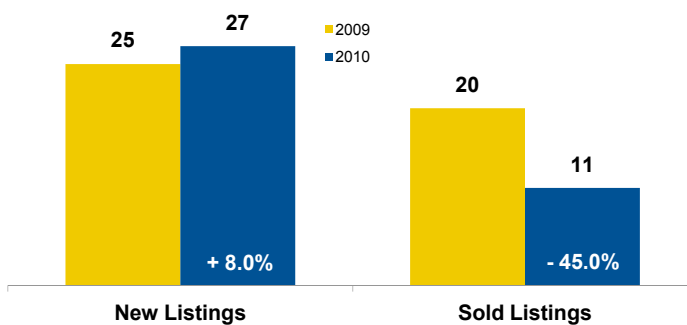
	2009	2010	Change	2009	2010	Change
New Listings	25	27	+ 8.0%	374	377	+ 0.8%
Sold Listings	20	11	- 45.0%	122	117	- 4.1%
Median Sold Price*	\$229,950	\$283,000	+ 23.1%	\$228,950	\$217,100	- 5.2%
Average Sold Price*	\$233,632	\$293,124	+ 25.5%	\$250,633	\$266,948	+ 6.5%
Percent of Sold Price to List Price*	94.9%	94.6%	- 0.3%	94.8%	95.7%	+ 0.9%
Total Days on Market	153	111	- 27.4%	155	131	- 15.6%
Active Listings	182	194	+ 6.6%	--	--	--
Pending Sales**	NA	0	--	--	--	--

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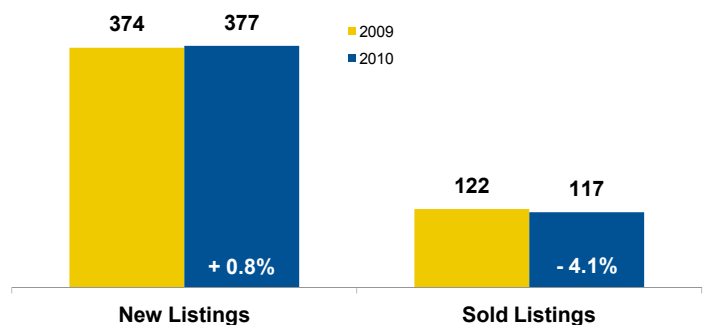
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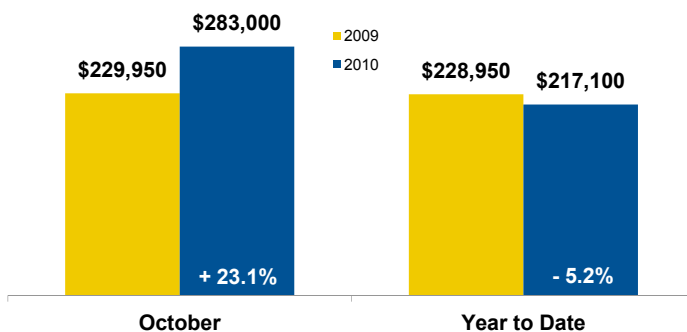
Activity—Most Recent Month



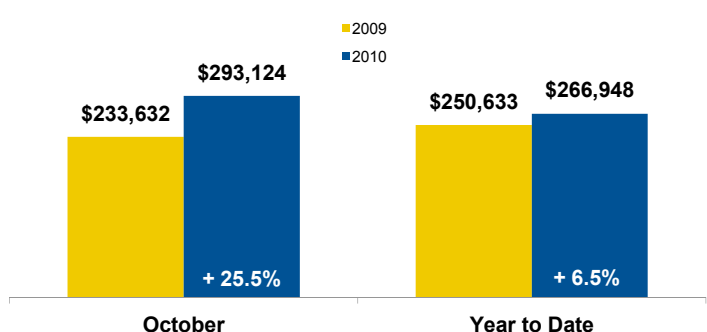
Activity—Year to Date



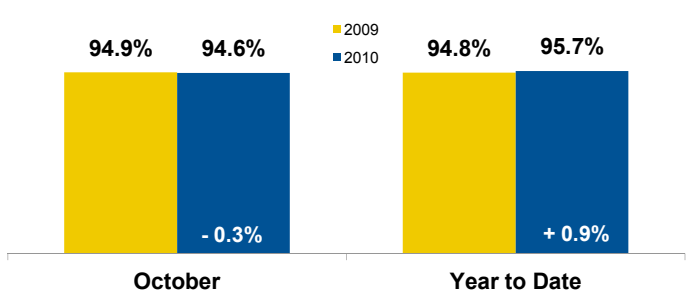
Median Sold Price*



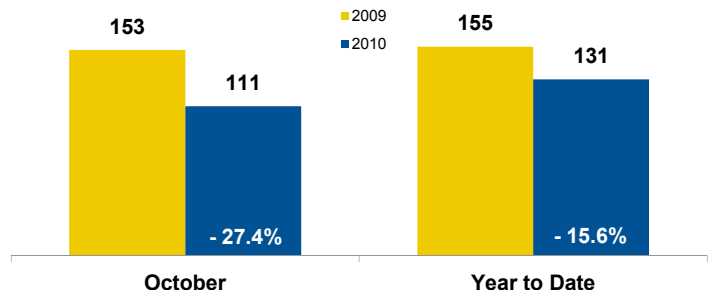
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Denver County

October

Year to Date

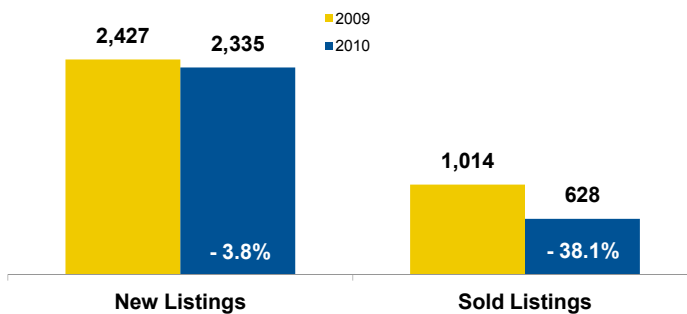
	2009	2010	Change	2009	2010	Change
New Listings	2,427	2,335	- 3.8%	25,682	27,753	+ 8.1%
Sold Listings	1,014	628	- 38.1%	9,093	7,911	- 13.0%
Median Sold Price*	\$193,000	\$205,000	+ 6.2%	\$180,000	\$200,000	+ 11.1%
Average Sold Price*	\$244,744	\$263,314	+ 7.6%	\$242,196	\$262,320	+ 8.3%
Percent of Sold Price to List Price*	98.9%	96.5%	- 2.4%	98.2%	97.6%	- 0.6%
Total Days on Market	88	111	+ 26.2%	97	89	- 8.2%
Active Listings	5,778	5,517	- 4.5%	--	--	--
Pending Sales**	NA	114	--	--	--	--

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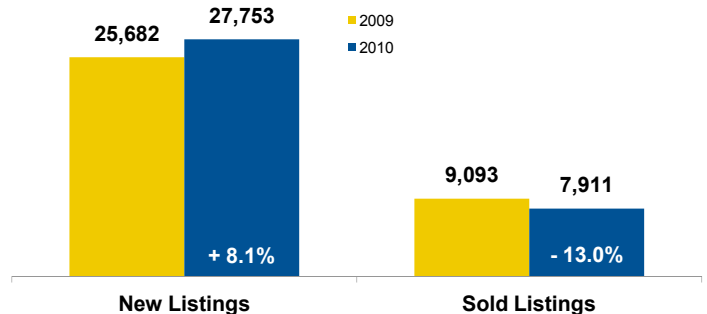
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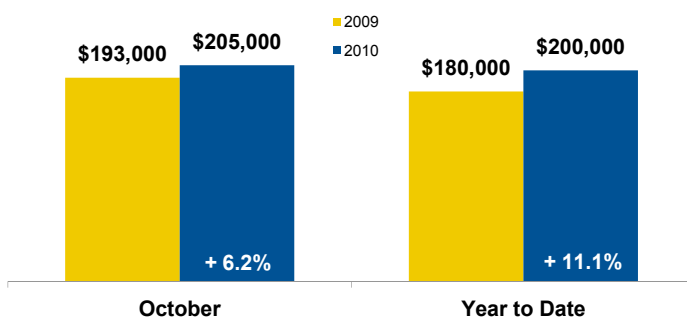
Activity—Most Recent Month



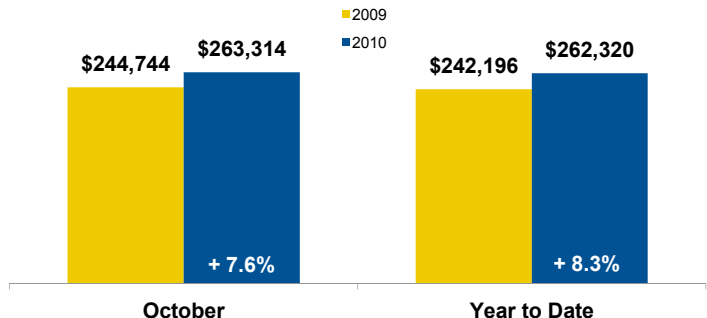
Activity—Year to Date



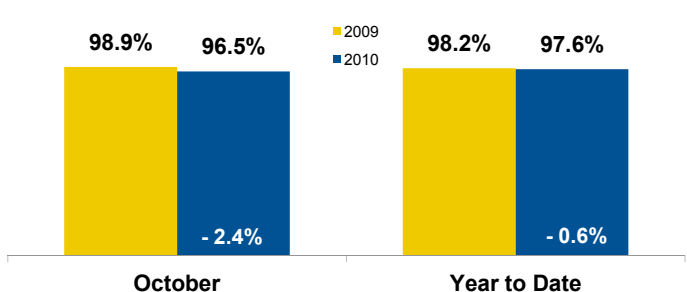
Median Sold Price*



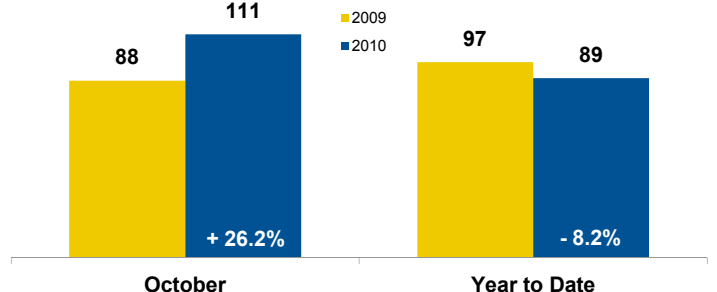
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Douglas County

October

Year to Date

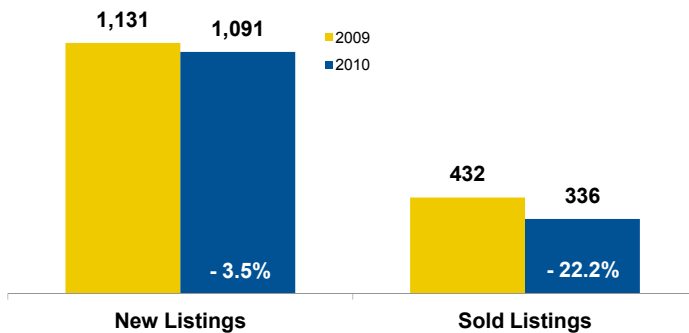
	2009	2010	Change	2009	2010	Change
New Listings	1,131	1,091	- 3.5%	12,502	13,371	+ 7.0%
Sold Listings	432	336	- 22.2%	4,153	4,125	- 0.7%
Median Sold Price*	\$285,000	\$290,000	+ 1.8%	\$285,950	\$291,000	+ 1.8%
Average Sold Price*	\$333,913	\$353,325	+ 5.8%	\$337,600	\$344,233	+ 2.0%
Percent of Sold Price to List Price*	97.8%	97.0%	- 0.9%	97.4%	97.3%	- 0.1%
Total Days on Market	113	114	+ 0.7%	112	98	- 12.1%
Active Listings	3,165	3,085	- 2.5%	--	--	--
Pending Sales**	NA	41	--	--	--	--

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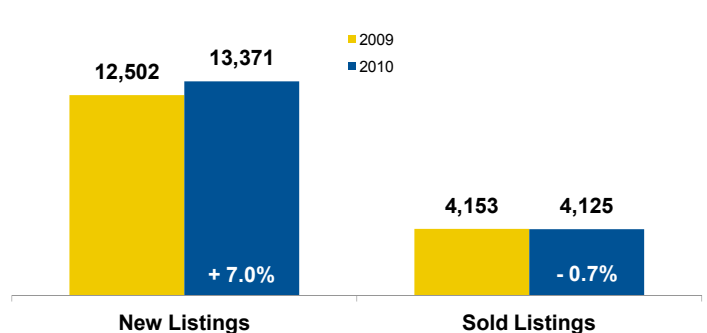
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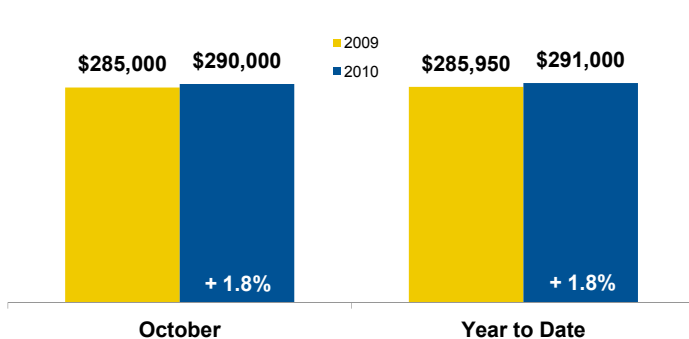
Activity—Most Recent Month



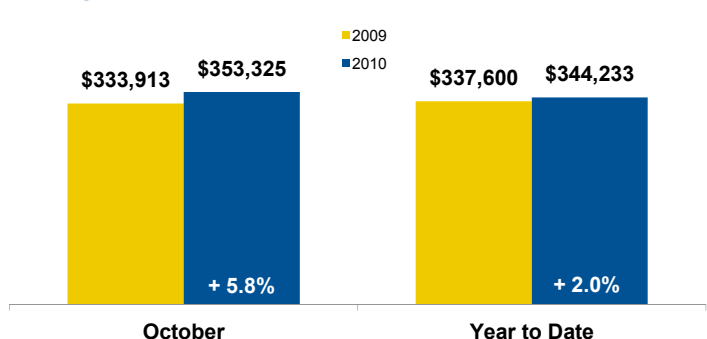
Activity—Year to Date



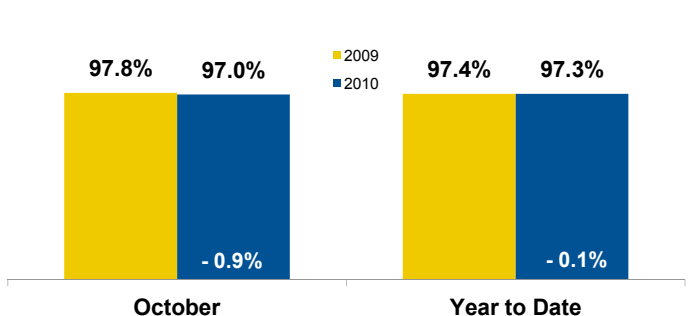
Median Sold Price*



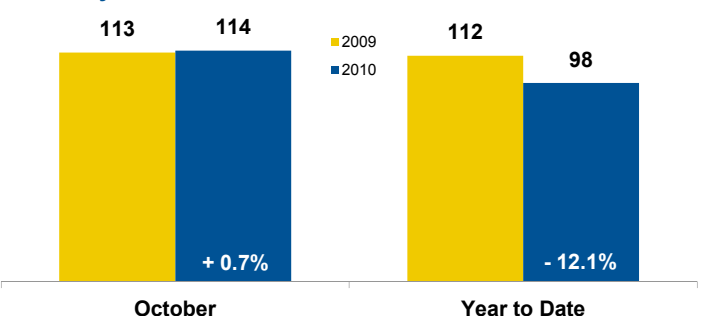
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

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Elbert County

October

Year to Date

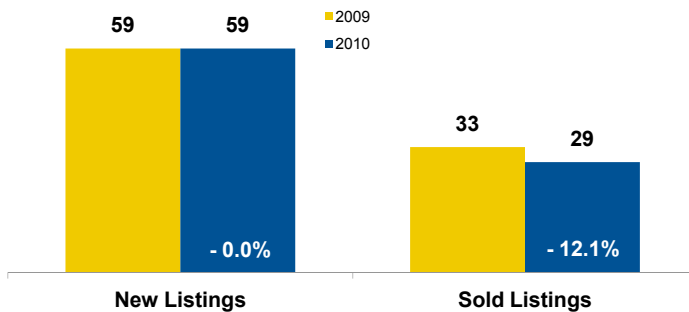
	2009	2010	Change	2009	2010	Change
New Listings	59	59	- 0.0%	778	866	+ 11.3%
Sold Listings	33	29	- 12.1%	277	288	+ 4.0%
Median Sold Price*	\$250,000	\$279,500	+ 11.8%	\$275,000	\$267,500	- 2.7%
Average Sold Price*	\$257,791	\$295,697	+ 14.7%	\$284,207	\$284,626	+ 0.1%
Percent of Sold Price to List Price*	96.8%	98.8%	+ 2.2%	96.2%	96.5%	+ 0.3%
Total Days on Market	126	104	- 17.5%	145	117	- 19.5%
Active Listings	296	252	- 14.9%	--	--	--
Pending Sales**	NA	4	--	--	--	--

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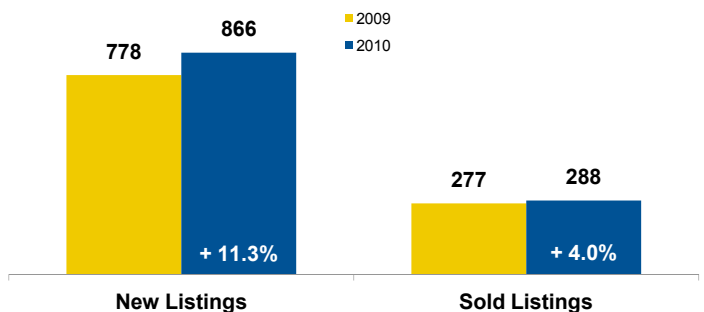
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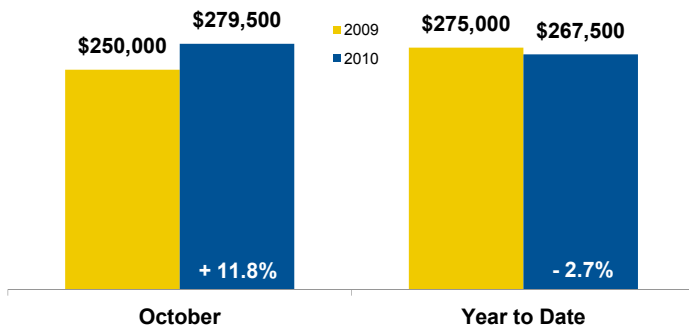
Activity—Most Recent Month



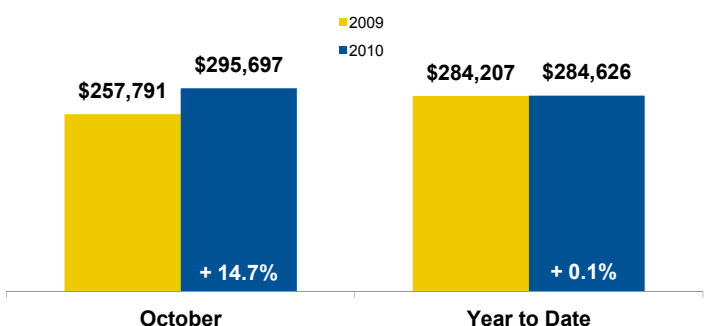
Activity—Year to Date



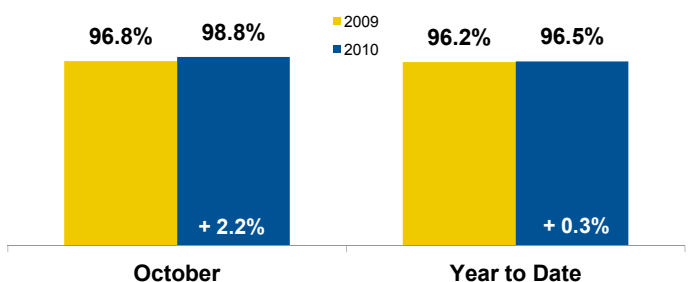
Median Sold Price*



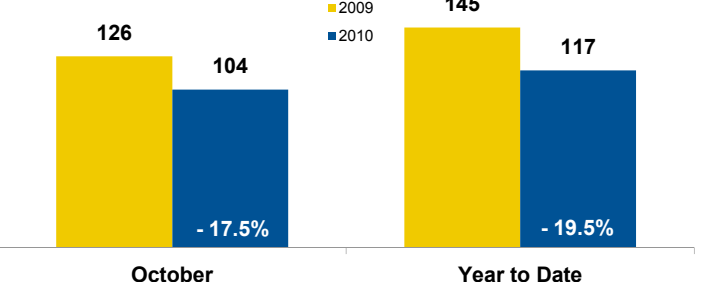
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



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El Paso County

October

Year to Date

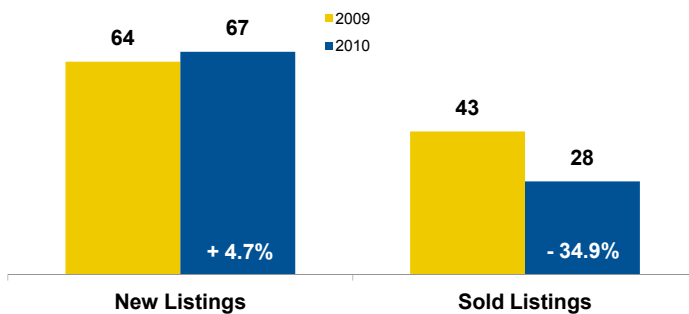
	2009	2010	Change	2009	2010	Change
New Listings	64	67	+ 4.7%	530	780	+ 47.2%
Sold Listings	43	28	- 34.9%	188	271	+ 44.1%
Median Sold Price*	\$219,865	\$234,745	+ 6.8%	\$224,500	\$226,420	+ 0.9%
Average Sold Price*	\$278,861	\$262,882	- 5.7%	\$277,866	\$268,035	- 3.5%
Percent of Sold Price to List Price*	99.6%	96.4%	- 3.2%	96.7%	98.0%	+ 1.4%
Total Days on Market	97	110	+ 14.1%	107	90	- 16.0%
Active Listings	240	318	+ 32.5%	--	--	--
Pending Sales**	NA	10	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

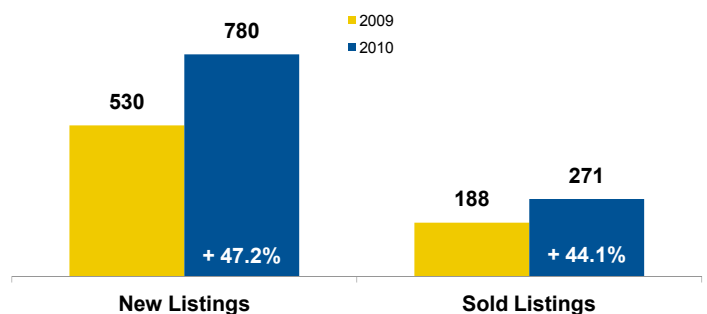
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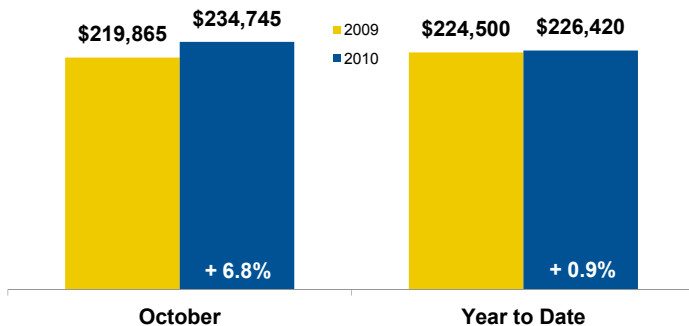
Activity—Most Recent Month



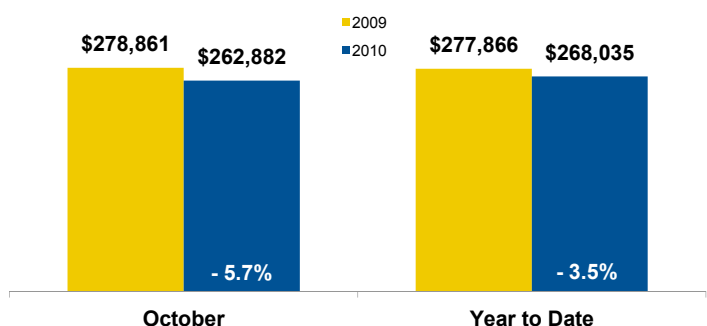
Activity—Year to Date



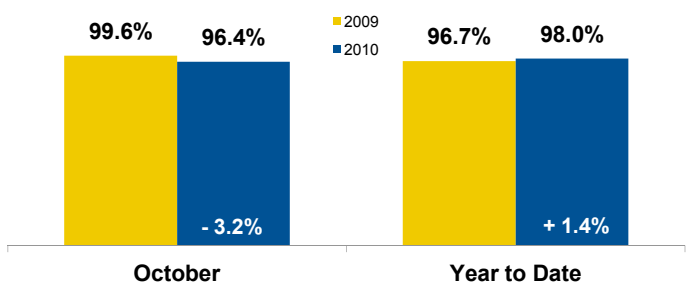
Median Sold Price*



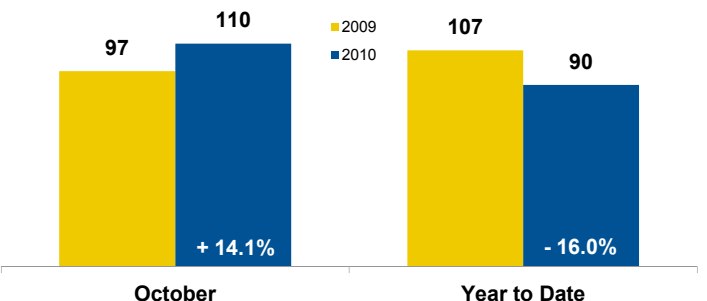
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Gilpin County

October

Year to Date

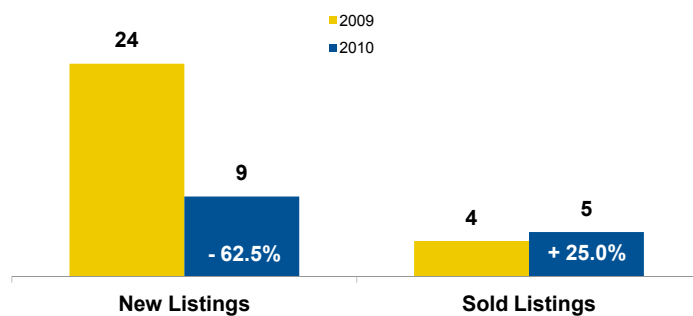
	2009	2010	Change	2009	2010	Change
New Listings	24	9	- 62.5%	218	239	+ 9.6%
Sold Listings	4	5	+ 25.0%	66	65	- 1.5%
Median Sold Price*	\$271,500	\$317,500	+ 16.9%	\$206,750	\$197,250	- 4.6%
Average Sold Price*	\$270,750	\$483,375	+ 78.5%	\$234,176	\$217,448	- 7.1%
Percent of Sold Price to List Price*	98.0%	96.3%	- 1.7%	94.9%	94.8%	- 0.2%
Total Days on Market	37	138	+ 276.1%	172	137	- 20.0%
Active Listings	120	122	+ 1.7%	--	--	--
Pending Sales**	NA	1	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

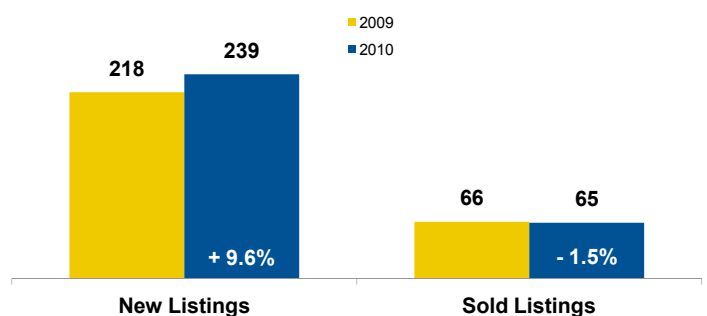
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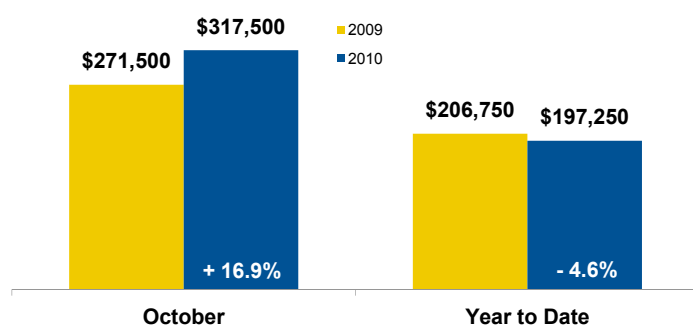
Activity—Most Recent Month



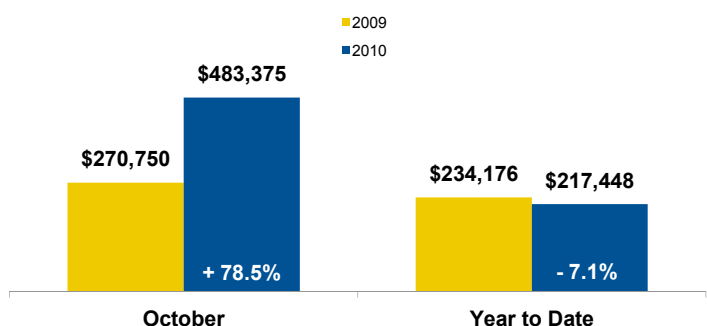
Activity—Year to Date



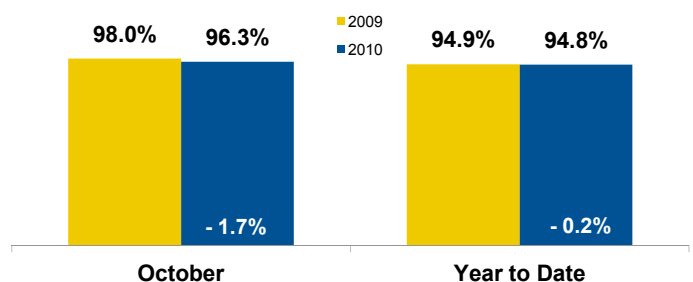
Median Sold Price*



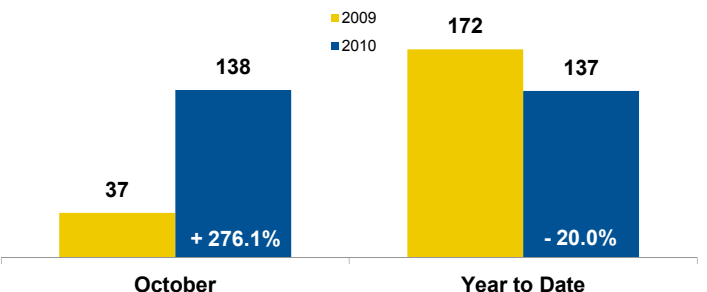
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Jefferson County

October

Year to Date

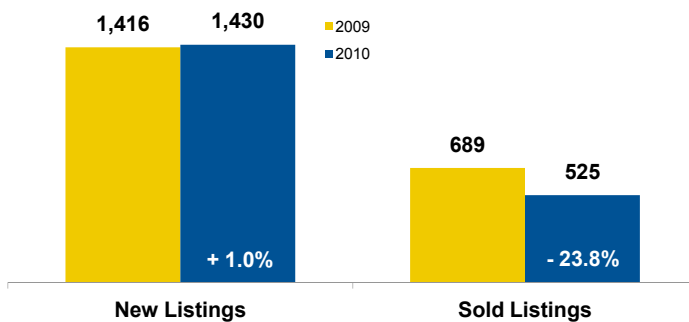
	2009	2010	Change	2009	2010	Change
New Listings	1,416	1,430	+ 1.0%	15,011	17,376	+ 15.8%
Sold Listings	689	525	- 23.8%	5,824	5,767	- 1.0%
Median Sold Price*	\$215,000	\$227,563	+ 5.8%	\$215,000	\$225,000	+ 4.7%
Average Sold Price*	\$238,667	\$257,890	+ 8.1%	\$249,908	\$262,121	+ 4.9%
Percent of Sold Price to List Price*	97.9%	96.3%	- 1.6%	97.6%	97.4%	- 0.2%
Total Days on Market	94	101	+ 6.9%	95	85	- 10.1%
Active Listings	3,565	3,821	+ 7.2%	--	--	--
Pending Sales**	NA	59	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

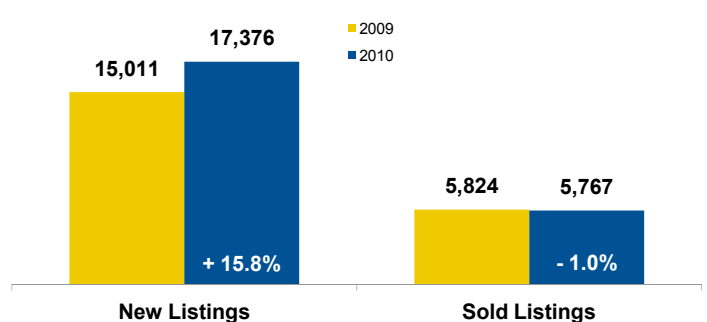
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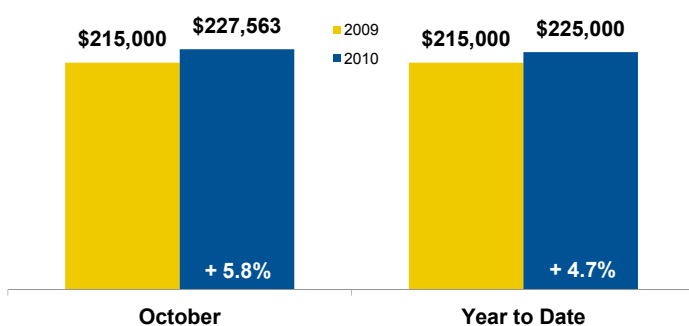
Activity—Most Recent Month



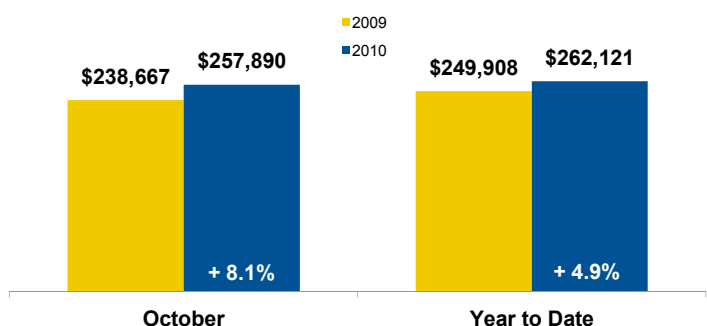
Activity—Year to Date



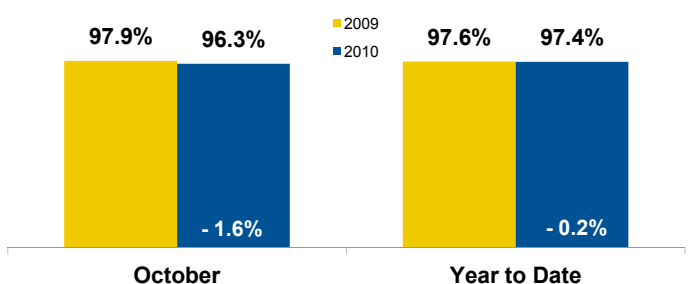
Median Sold Price*



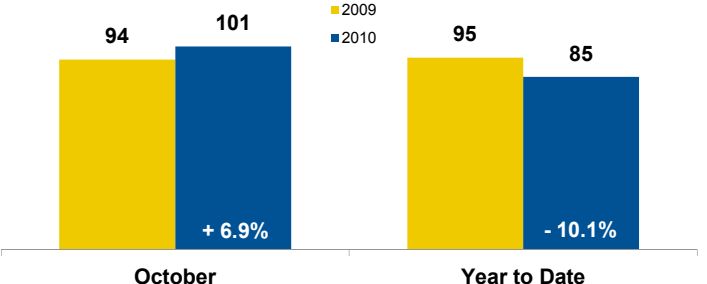
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Larimer County

October

Year to Date

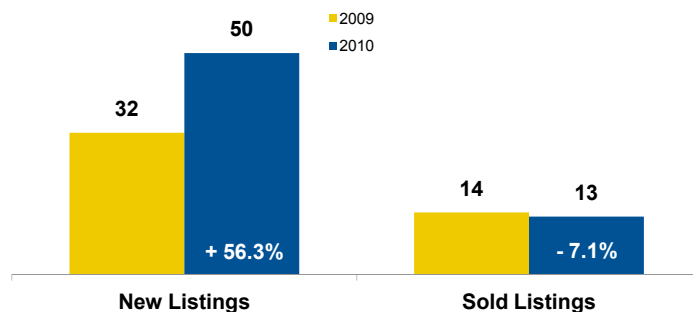
	2009	2010	Change	2009	2010	Change
New Listings	32	50	+ 56.3%	363	441	+ 21.5%
Sold Listings	14	13	- 7.1%	147	145	- 1.4%
Median Sold Price*	\$211,450	\$213,000	+ 0.7%	\$209,900	\$199,900	- 4.8%
Average Sold Price*	\$246,372	\$239,762	- 2.7%	\$250,346	\$260,008	+ 3.9%
Percent of Sold Price to List Price*	96.9%	95.8%	- 1.2%	96.6%	97.2%	+ 0.7%
Total Days on Market	57	117	+ 104.8%	104	101	- 2.4%
Active Listings	163	182	+ 11.7%	--	--	--
Pending Sales**	NA	2	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

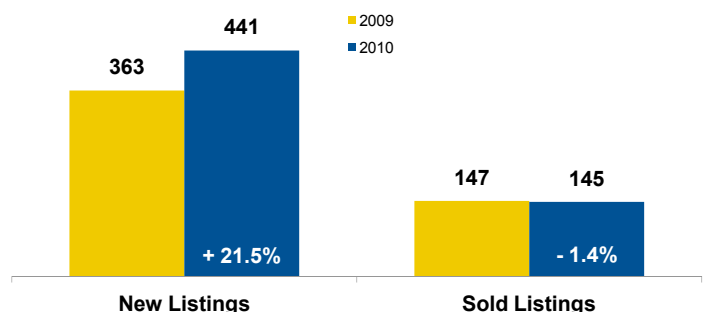
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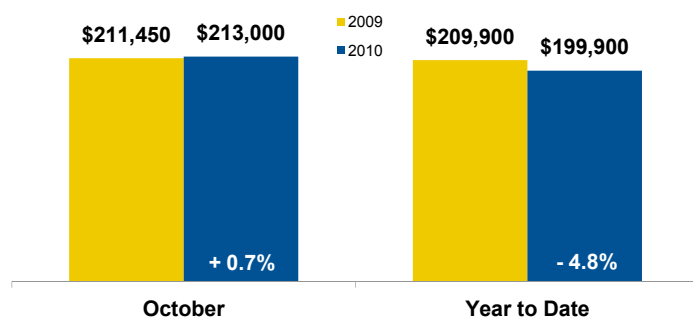
Activity—Most Recent Month



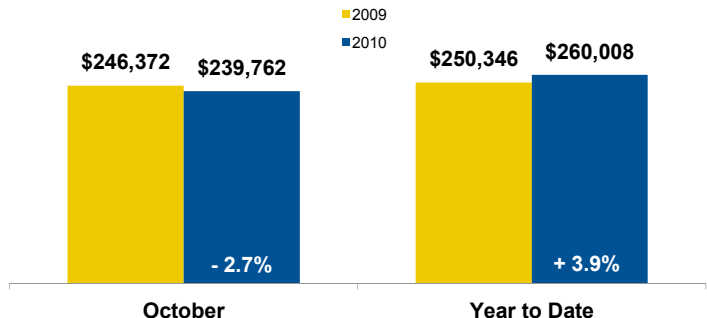
Activity—Year to Date



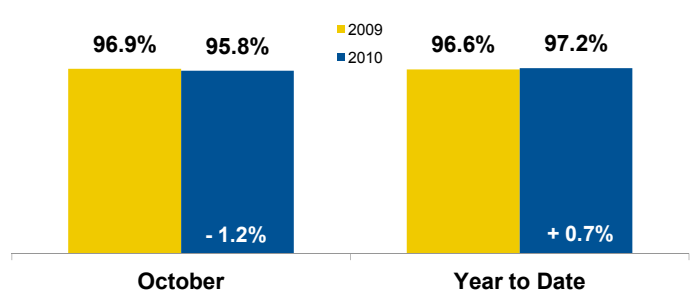
Median Sold Price*



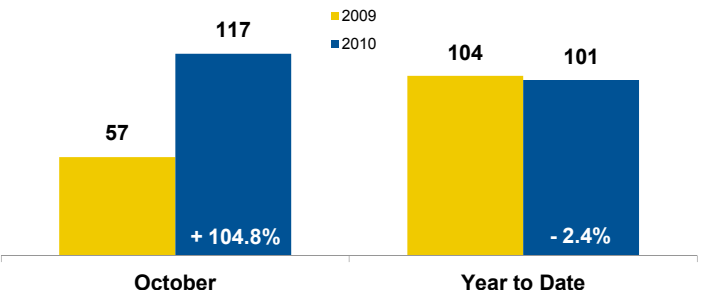
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Morgan County

October

Year to Date

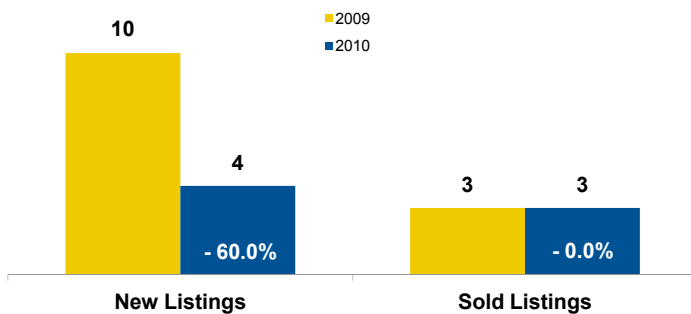
	2009	2010	Change	2009	2010	Change
New Listings	10	4	- 60.0%	60	47	- 21.7%
Sold Listings	3	3	- 0.0%	24	22	- 8.3%
Median Sold Price*	\$135,000	\$42,500	- 68.5%	\$141,200	\$136,125	- 3.6%
Average Sold Price*	\$165,000	\$58,500	- 64.5%	\$145,388	\$125,677	- 13.6%
Percent of Sold Price to List Price*	100.4%	75.7%	- 24.6%	92.7%	92.4%	- 0.4%
Total Days on Market	274	138	- 49.6%	195	172	- 12.0%
Active Listings	47	29	- 38.3%	--	--	--
Pending Sales**	NA	3	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

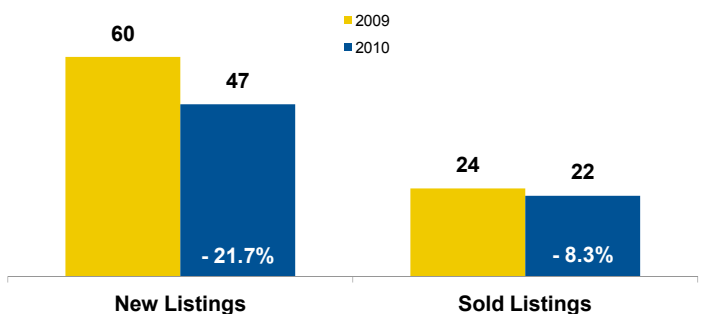
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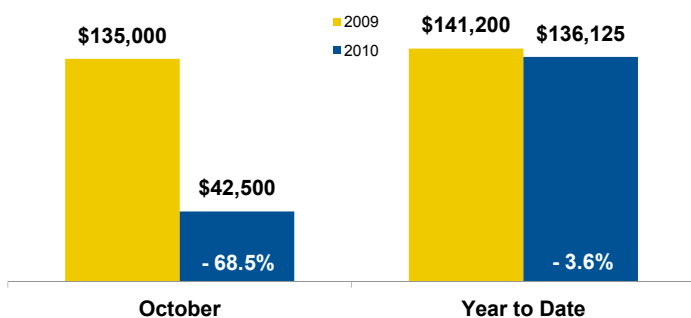
Activity—Most Recent Month



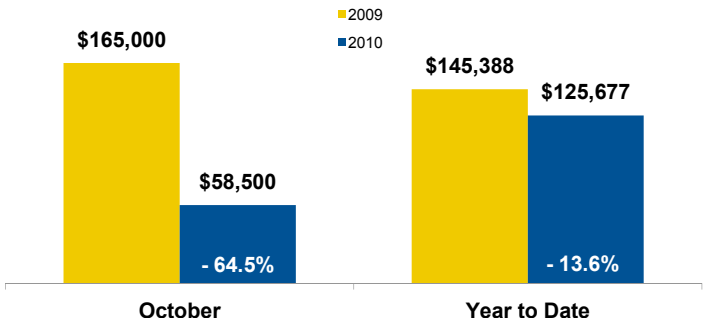
Activity—Year to Date



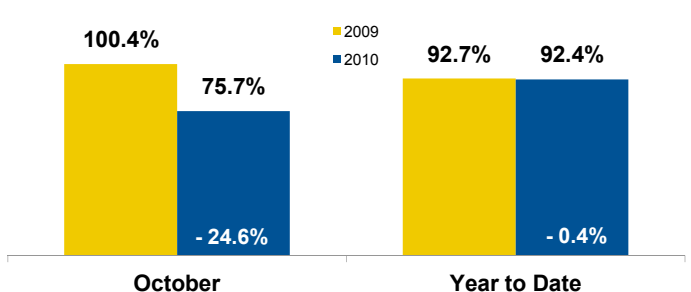
Median Sold Price*



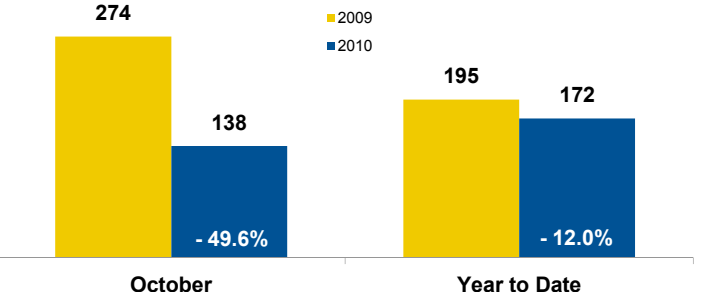
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Park County

October

Year to Date

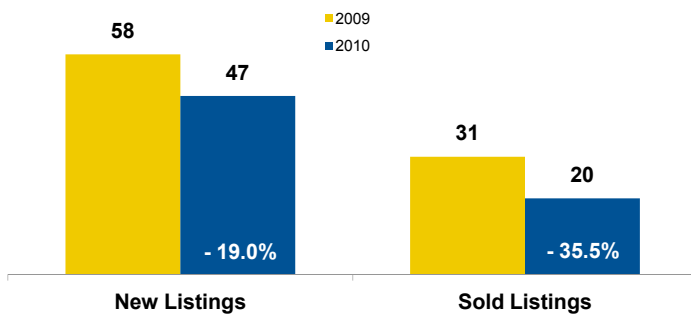
	2009	2010	Change	2009	2010	Change
New Listings	58	47	- 19.0%	692	753	+ 8.8%
Sold Listings	31	20	- 35.5%	221	237	+ 7.2%
Median Sold Price*	\$165,000	\$225,000	+ 36.4%	\$173,000	\$183,000	+ 5.8%
Average Sold Price*	\$185,649	\$270,343	+ 45.6%	\$188,067	\$202,164	+ 7.5%
Percent of Sold Price to List Price*	98.5%	93.7%	- 4.9%	95.8%	95.0%	- 0.8%
Total Days on Market	178	177	- 0.2%	167	149	- 10.9%
Active Listings	364	425	+ 16.8%	--	--	--
Pending Sales**	NA	6	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

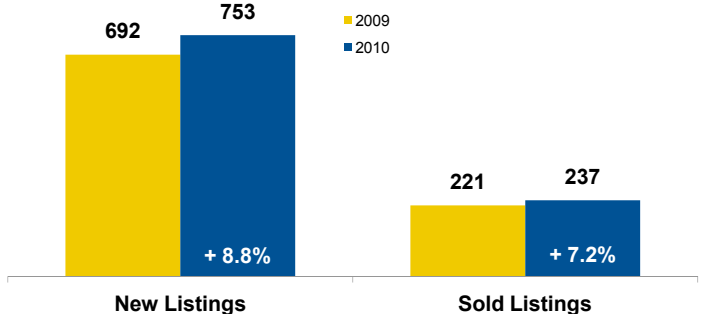
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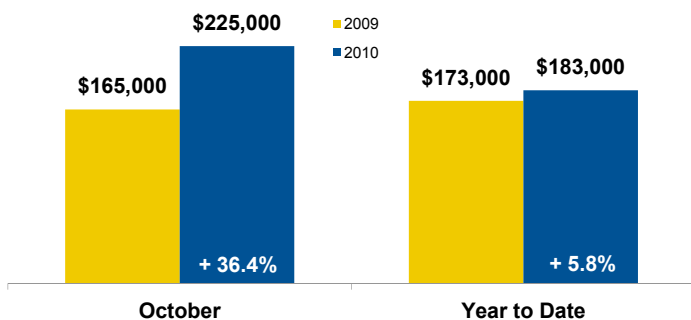
Activity—Most Recent Month



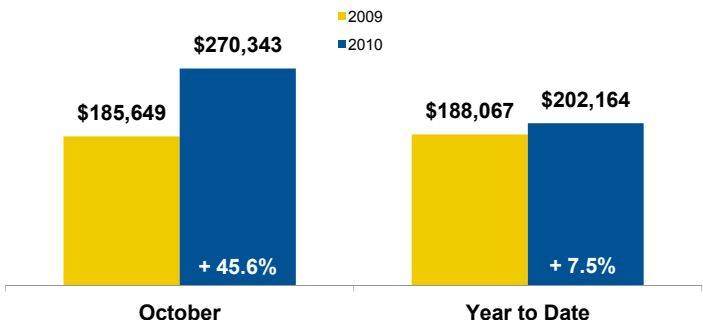
Activity—Year to Date



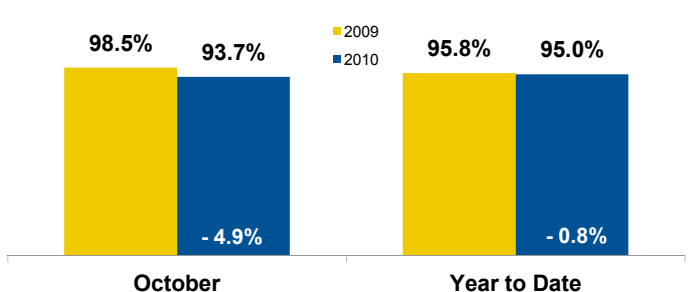
Median Sold Price*



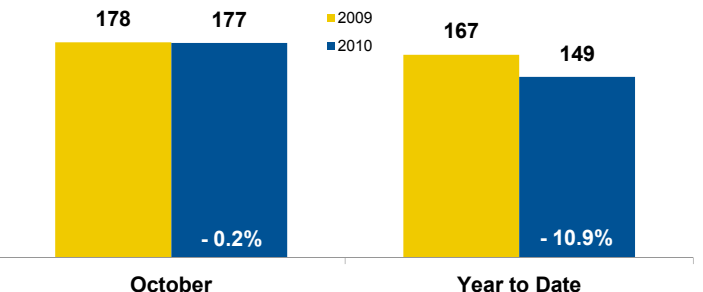
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Summit County

October

Year to Date

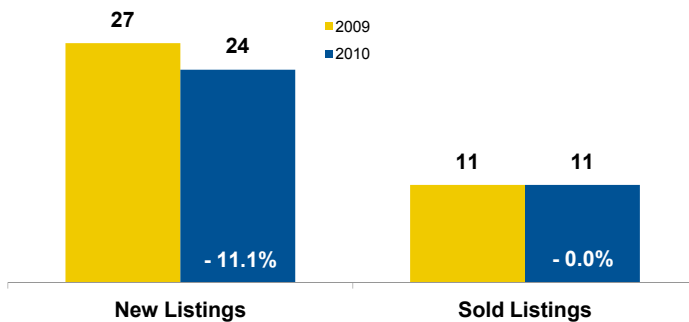
	2009	2010	Change	2009	2010	Change
New Listings	27	24	- 11.1%	321	456	+ 42.1%
Sold Listings	11	11	- 0.0%	79	76	- 3.8%
Median Sold Price*	\$255,000	\$825,000	+ 223.5%	\$370,000	\$430,500	+ 16.4%
Average Sold Price*	\$339,000	\$1,298,000	+ 282.9%	\$483,093	\$583,566	+ 20.8%
Percent of Sold Price to List Price*	94.4%	91.1%	- 3.6%	94.1%	93.3%	- 0.8%
Total Days on Market	161	161	+ 0.1%	161	161	- 0.1%
Active Listings	213	285	+ 33.8%	--	--	--
Pending Sales**	NA	7	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

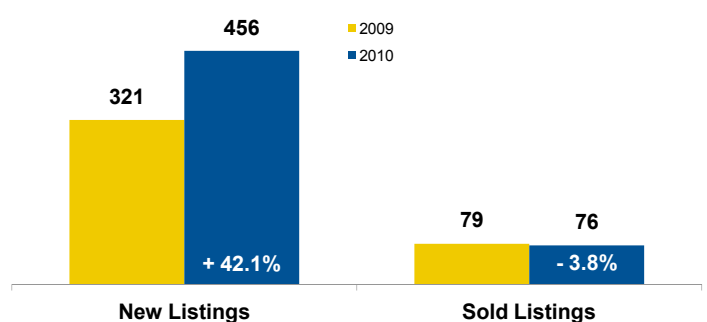
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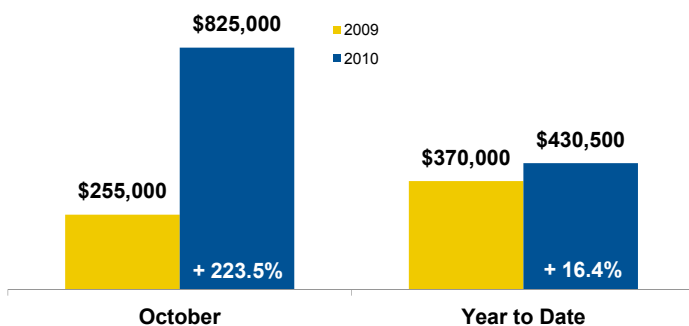
Activity—Most Recent Month



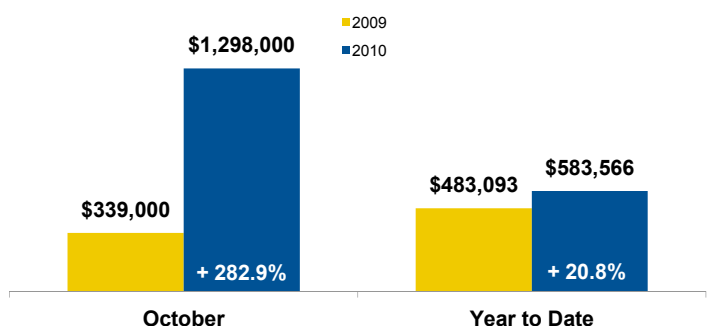
Activity—Year to Date



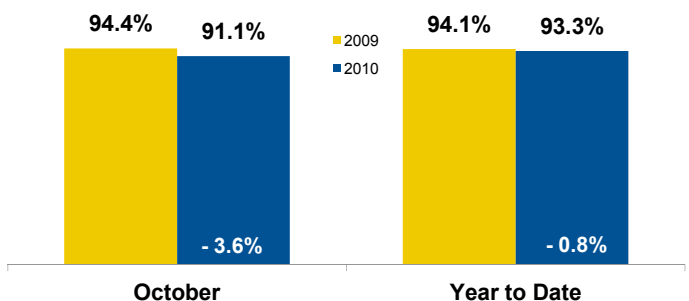
Median Sold Price*



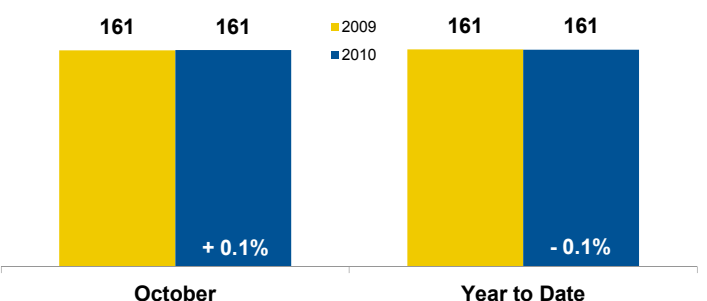
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Teller County

October

Year to Date

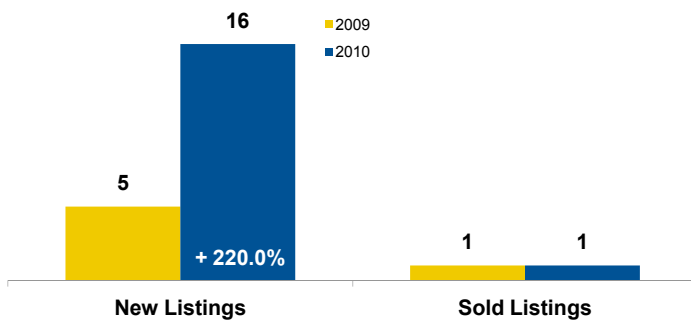
	2009	2010	Change	2009	2010	Change
New Listings	5	16	+ 220.0%	30	69	+ 130.0%
Sold Listings	1	1	- 0.0%	5	10	+ 100.0%
Median Sold Price*	\$315,000	\$237,900	- 24.5%	\$165,000	\$165,750	+ 0.5%
Average Sold Price*	\$315,000	\$237,900	- 24.5%	\$191,180	\$169,940	- 11.1%
Percent of Sold Price to List Price*	97.0%	99.2%	+ 2.3%	95.6%	95.7%	+ 0.2%
Total Days on Market	301	195	- 35.2%	227	121	- 46.9%
Active Listings	20	59	+ 195.0%	--	--	--
Pending Sales**	NA	0	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

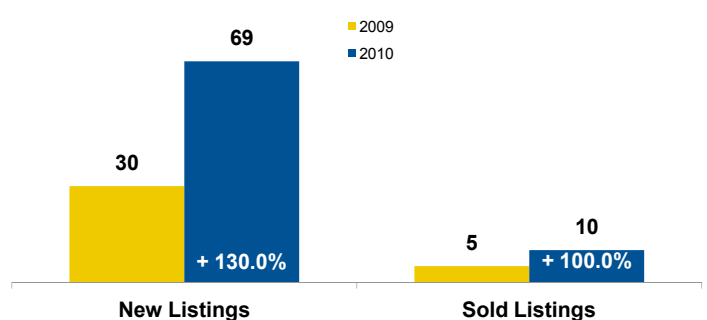
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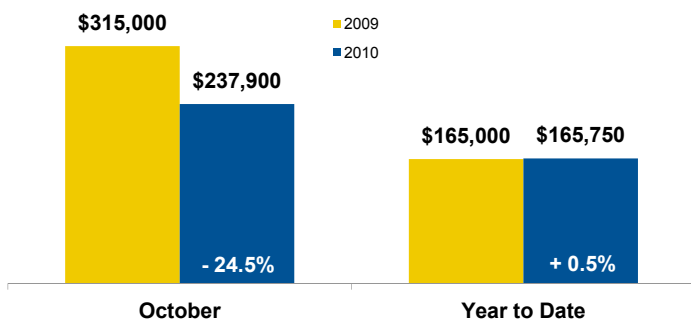
Activity—Most Recent Month



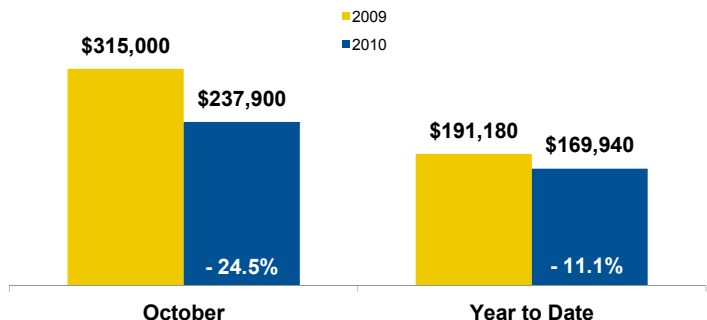
Activity—Year to Date



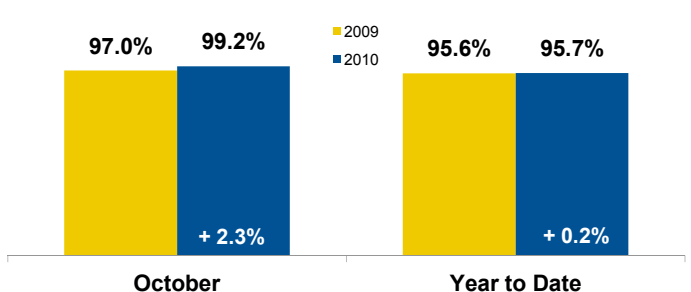
Median Sold Price*



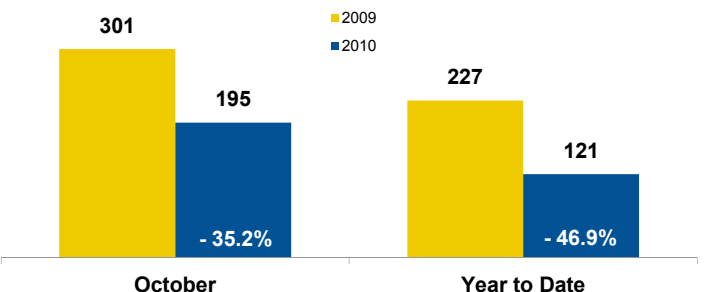
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Weld County

October

Year to Date

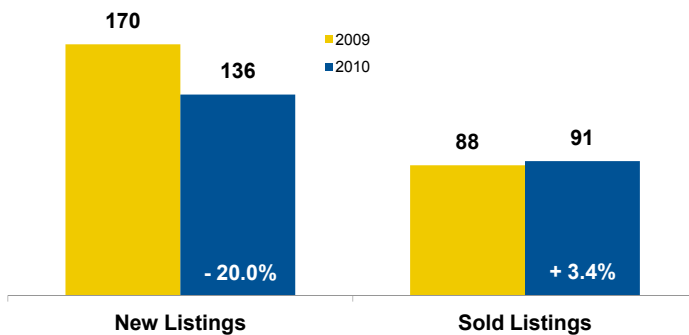
	2009	2010	Change	2009	2010	Change
New Listings	170	136	- 20.0%	1,746	1,834	+ 5.0%
Sold Listings	88	91	+ 3.4%	860	887	+ 3.1%
Median Sold Price*	\$200,850	\$157,500	- 21.6%	\$175,000	\$190,500	+ 8.9%
Average Sold Price*	\$218,122	\$177,323	- 18.7%	\$198,021	\$209,987	+ 6.0%
Percent of Sold Price to List Price*	97.9%	98.3%	+ 0.4%	97.9%	98.0%	+ 0.2%
Total Days on Market	140	80	- 42.7%	107	96	- 10.4%
Active Listings	590	571	- 3.2%	--	--	--
Pending Sales**	NA	14	--	--	--	--

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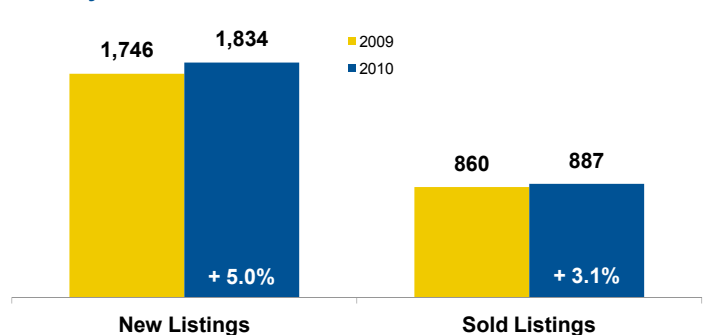
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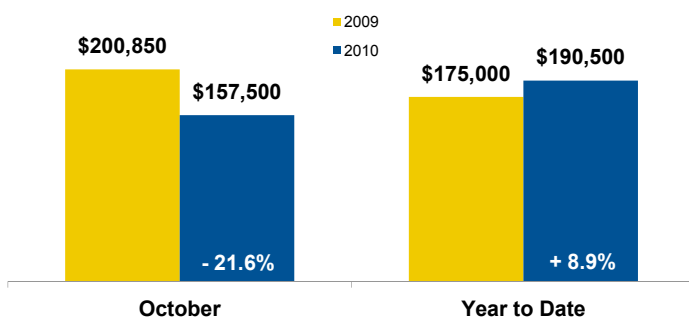
Activity—Most Recent Month



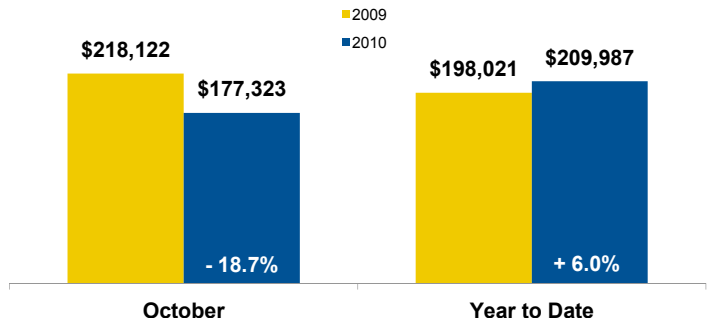
Activity—Year to Date



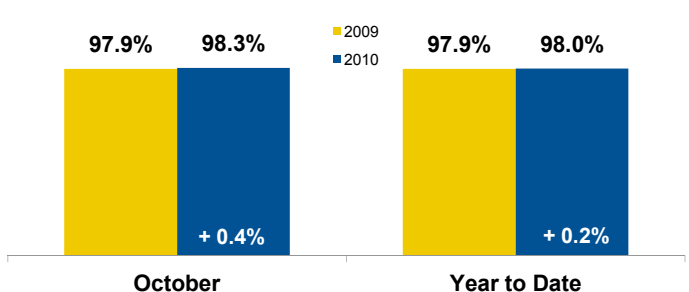
Median Sold Price*



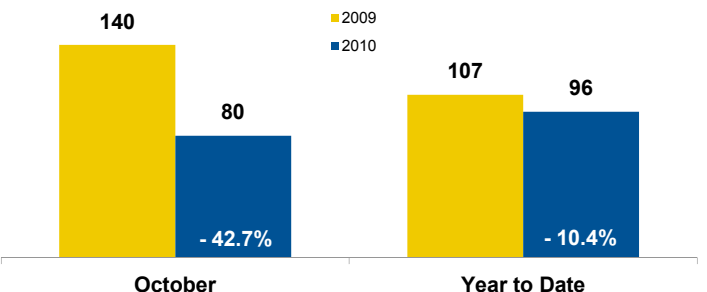
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Denver-Aurora MSA

Includes 10 counties: Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson & Park

October

Year to Date

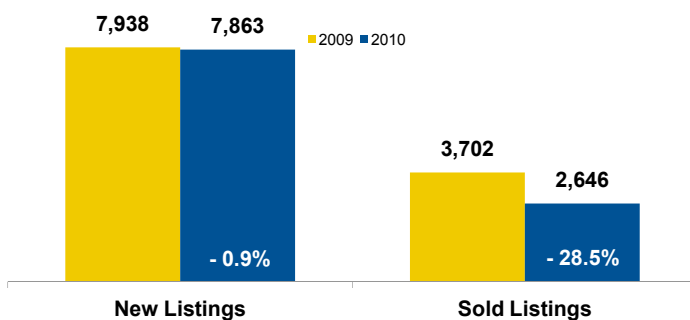
	2009	2010	Change	2009	2010	Change
New Listings	7,938	7,863	- 0.9%	83,767	93,235	+ 11.3%
Sold Listings	3,702	2,646	- 28.5%	33,382	30,975	- 7.2%
Median Sold Price*	\$200,500	\$210,250	+ 4.9%	\$197,500	\$210,000	+ 6.3%
Average Sold Price*	\$236,739	\$258,545	+ 9.2%	\$275,620	\$264,544	- 4.0%
Percent of Sold Price to List Price*	98.7%	96.6%	- 2.1%	98.1%	97.9%	- 0.1%
Total Days on Market	90	101	+ 12.2%	98	86	- 11.9%
Active Listings	19,750	20,419	+ 3.4%	--	--	--
Pending Sales	NA	408	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

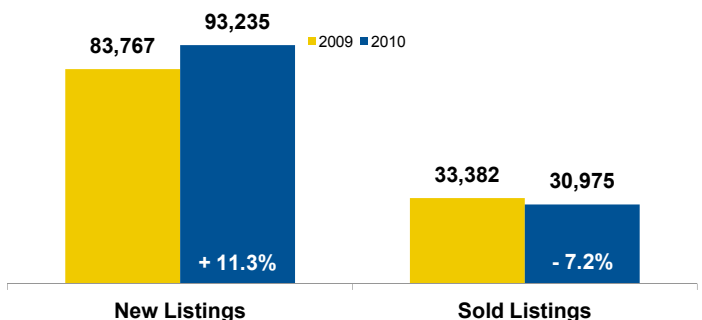
**Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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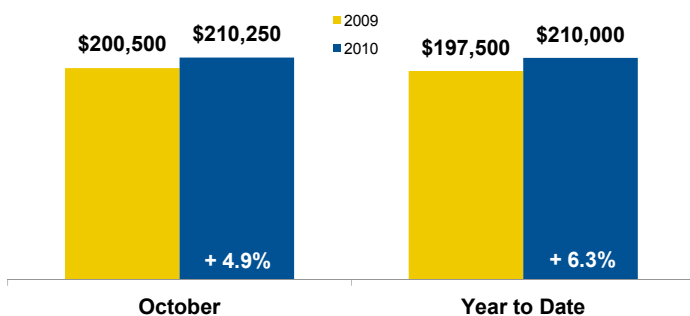
Activity—Most Recent Month



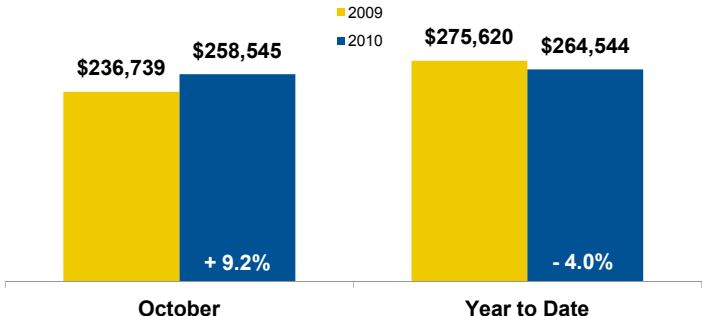
Activity—Year to Date



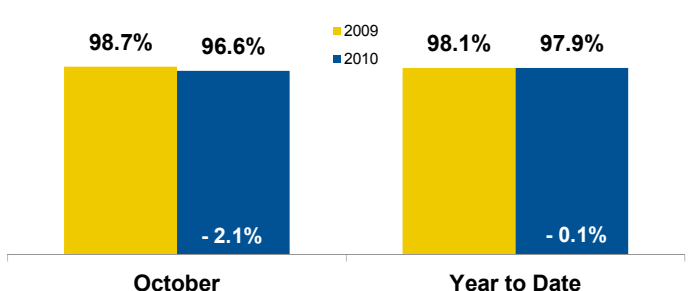
Median Sold Price*



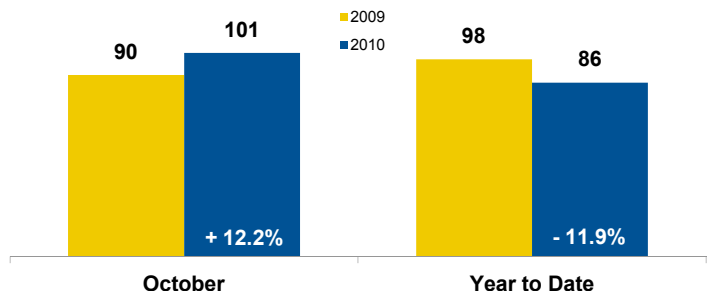
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Colorado Springs MSA

Includes El Paso & Teller counties

October

Year to Date

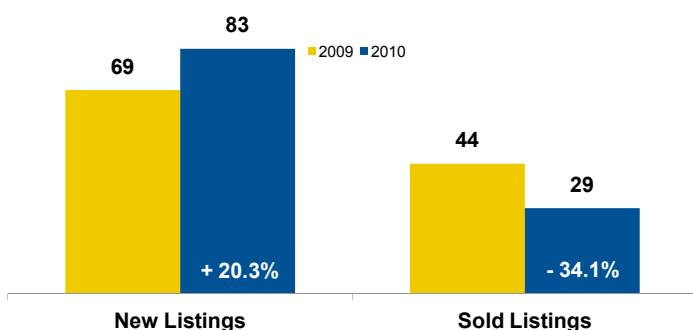
	2009	2010	Change	2009	2010	Change
New Listings	69	83	+ 20.3%	560	849	+ 51.6%
Sold Listings	44	29	- 34.1%	193	281	+ 45.6%
Median Sold Price*	\$220,933	\$237,900	+ 7.7%	\$223,490	\$225,787	+ 1.0%
Average Sold Price*	\$279,682	\$262,020	- 6.3%	\$275,620	\$264,544	- 4.0%
Percent of Sold Price to List Price*	99.5%	96.5%	- 3.1%	96.6%	97.9%	+ 1.4%
Total Days on Market	101	113	+ 11.8%	110	91	- 17.4%
Active Listings	260	377	+ 45.0%	--	--	--
Pending Sales	NA	10	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

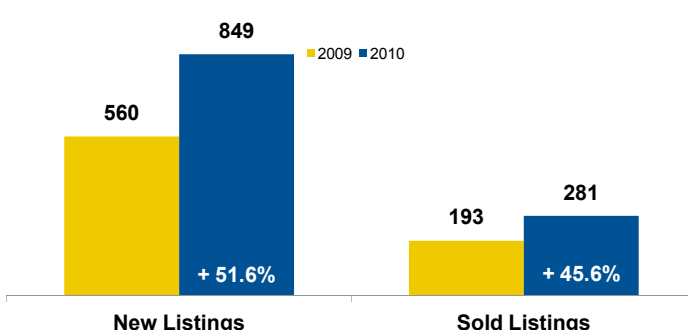
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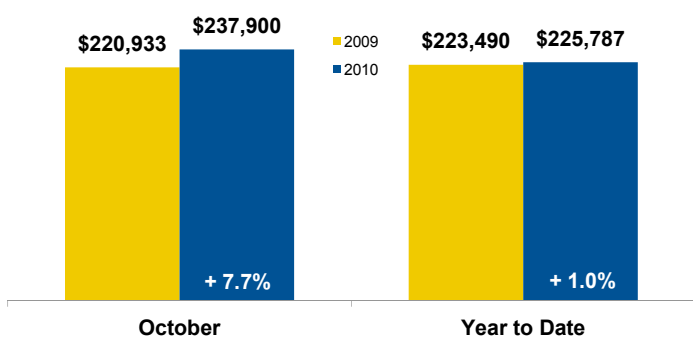
Activity—Most Recent Month



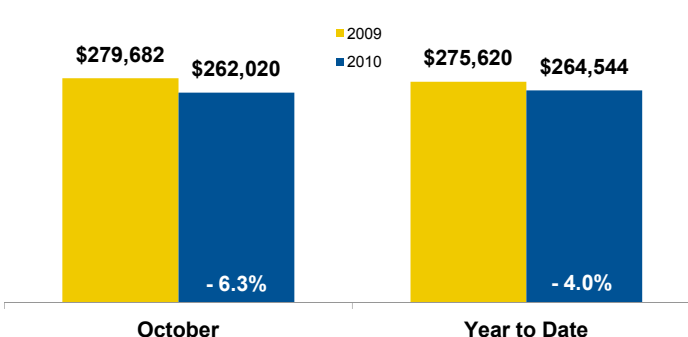
Activity—Year to Date



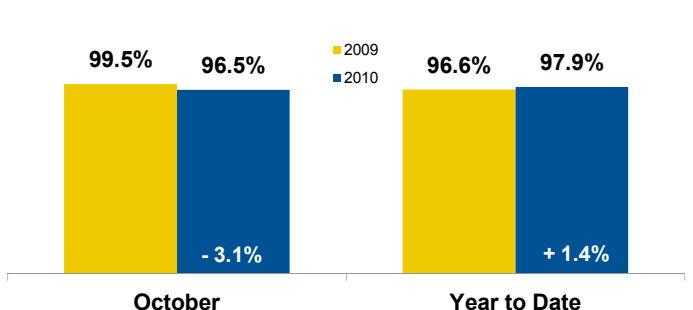
Median Sold Price*



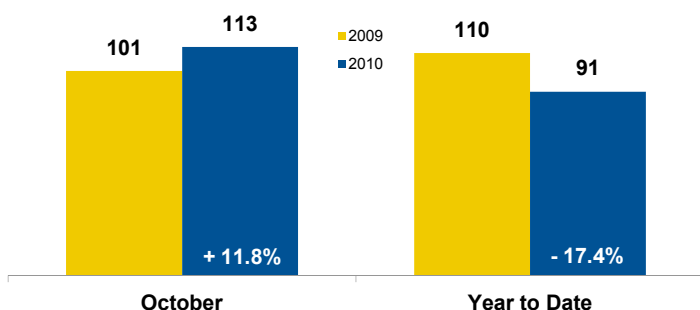
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Boulder MSA

Includes Boulder County

October

Year to Date

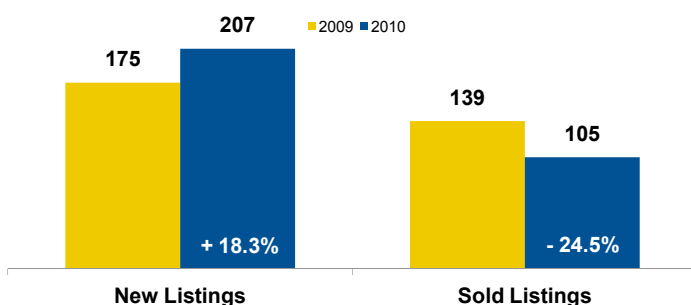
	2009	2010	Change	2009	2010	Change
New Listings	175	207	+ 18.3%	2,315	2,766	+ 19.5%
Sold Listings	139	105	- 24.5%	1,142	1,190	+ 4.2%
Median Sold Price*	\$262,500	\$310,000	+ 18.1%	\$273,250	\$291,250	+ 6.6%
Average Sold Price*	\$339,150	\$384,135	+ 13.3%	\$327,189	\$360,545	+ 10.2%
Percent of Sold Price to List Price*	96.9%	96.1%	- 0.8%	97.0%	97.1%	+ 0.2%
Total Days on Market	105	96	- 8.9%	98	84	- 15.0%
Active Listings	746	775	+ 3.9%	--	--	--
Pending Sales	NA	17	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

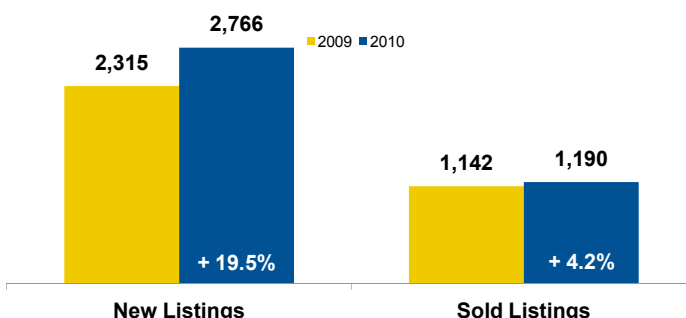
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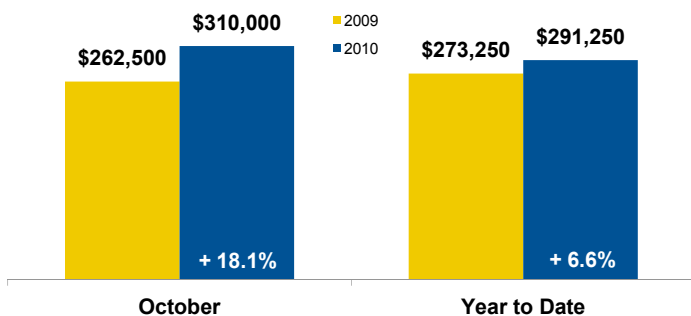
Activity—Most Recent Month



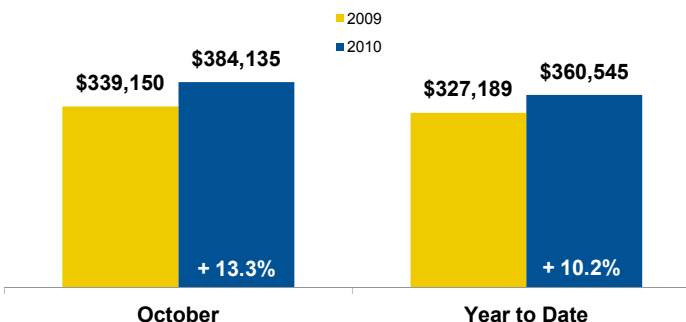
Activity—Year to Date



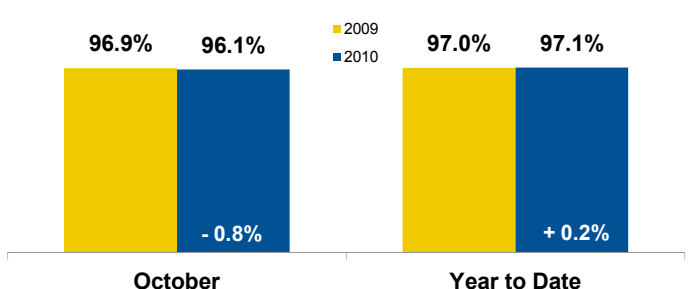
Median Sold Price*



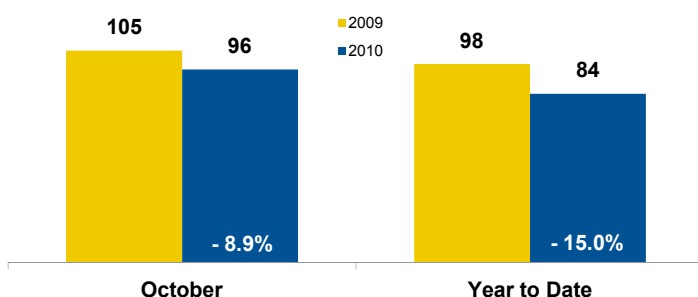
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Fort Collins-Loveland MSA

October

Year to Date

Includes Larimer County

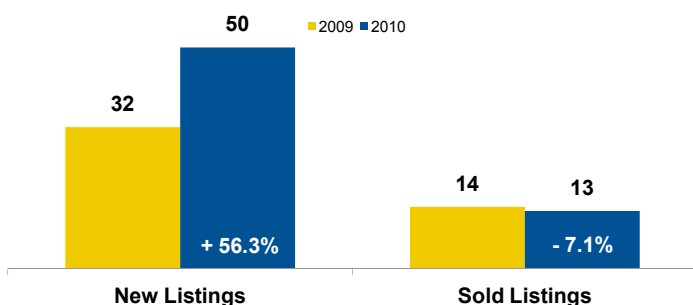
	2009	2010	Change	2009	2010	Change
New Listings	32	50	+ 56.3%	363	441	+ 21.5%
Sold Listings	14	13	- 7.1%	147	145	- 1.4%
Median Sold Price*	\$211,450	\$213,000	+ 0.7%	\$209,900	\$199,900	- 4.8%
Average Sold Price*	\$246,372	\$239,762	- 2.7%	\$250,346	\$260,008	+ 3.9%
Percent of Sold Price to List Price*	96.9%	95.8%	- 1.2%	96.6%	97.2%	+ 0.7%
Total Days on Market	57	117	+ 104.8%	104	101	- 2.4%
Active Listings	163	182	+ 11.7%	--	--	--
Pending Sales	NA	2	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

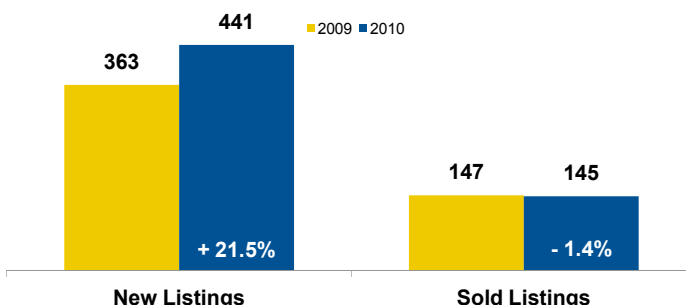
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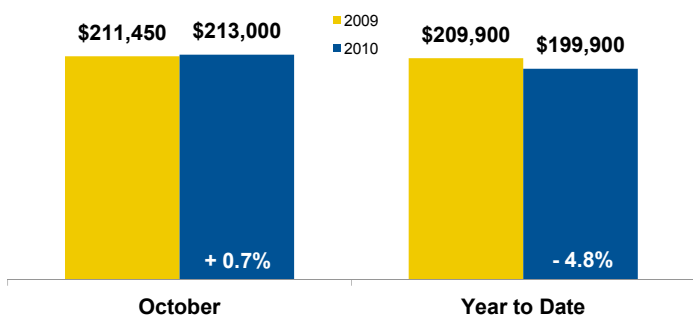
Activity—Most Recent Month



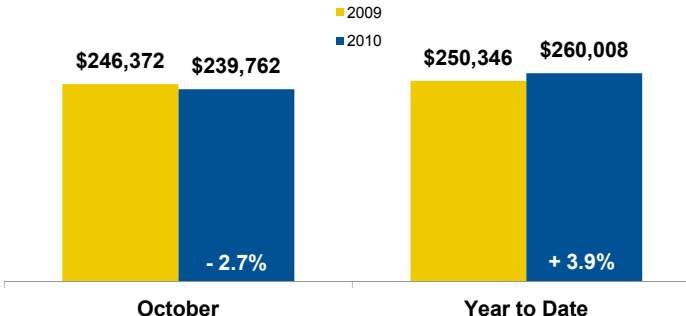
Activity—Year to Date



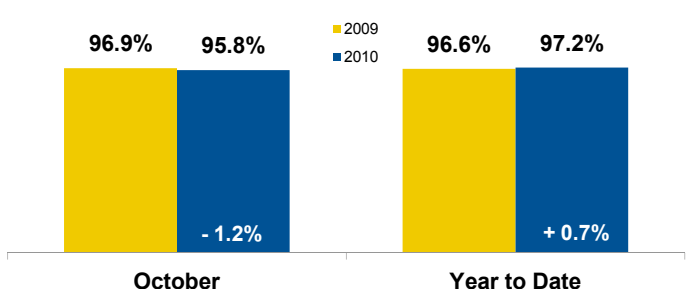
Median Sold Price*



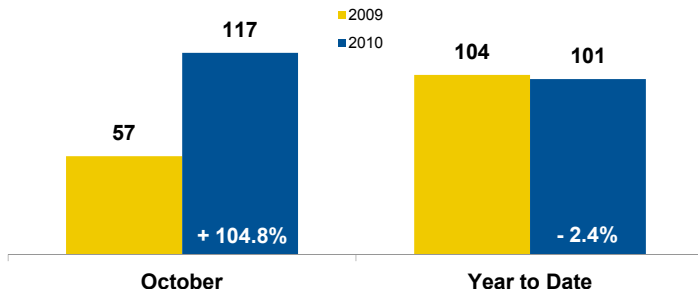
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Greeley MSA

Includes Weld County

October

Year to Date

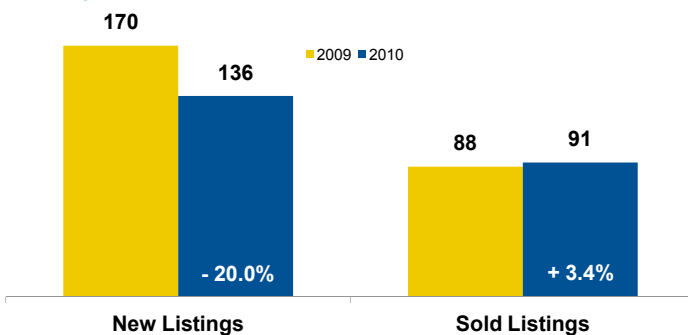
	2009	2010	Change	2009	2010	Change
New Listings	170	136	- 20.0%	1,746	1,834	+ 5.0%
Sold Listings	88	91	+ 3.4%	860	887	+ 3.1%
Median Sold Price*	\$200,850	\$157,500	- 21.6%	\$175,000	\$190,500	+ 8.9%
Average Sold Price*	\$218,122	\$177,323	- 18.7%	\$198,021	\$209,987	+ 6.0%
Percent of Sold Price to List Price*	97.9%	98.3%	+ 0.4%	97.9%	98.0%	+ 0.2%
Total Days on Market	140	80	- 42.7%	107	96	- 10.4%
Active Listings	590	571	- 3.2%	--	--	--
Pending Sales	NA	14	--	--	--	--

*Does not account for sale concessions and/or down payment assistance.

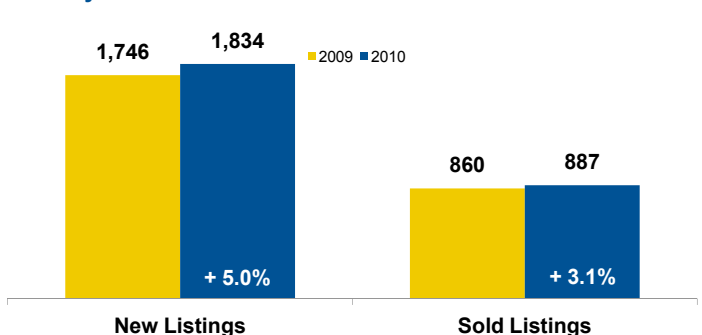
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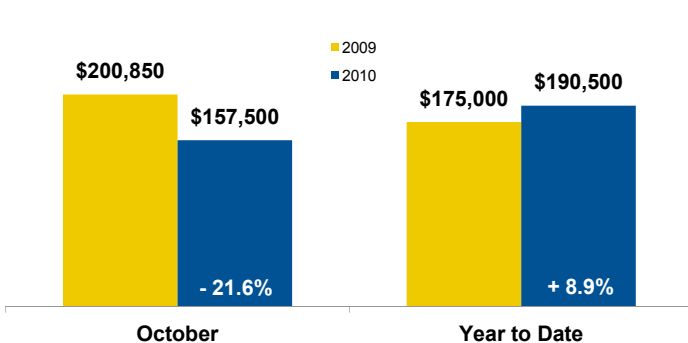
Activity—Most Recent Month



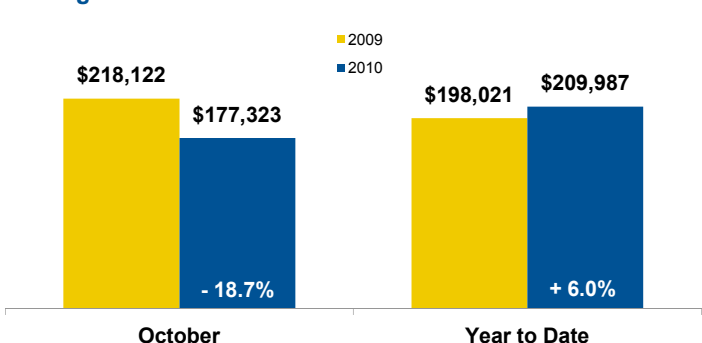
Activity—Year to Date



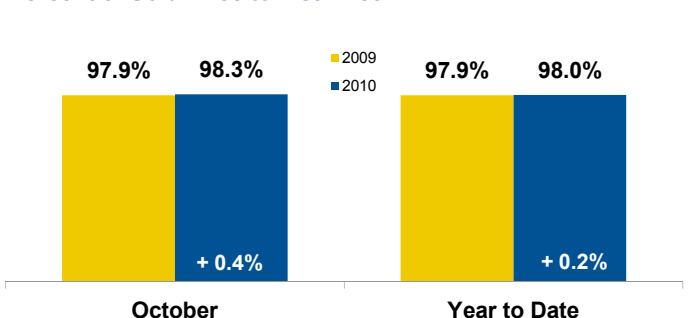
Median Sold Price*



Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market

